

FOR SALE

AMV: €315,000

File No. d471.CM



The Green Road, Cullenstown Little, Foulksmills, Co. Wexford

- Embrace the tranquility of rural living in this stunning 4-bedroom bungalow extending to c. 119 sq.m. / 1,281 sq.ft.
- Expansive c. 0.49 hectare / 1.2 acre plot with large lawn areas to the front and rear bounded by mature hedging.
- Experience comfort and charm with beautifully presented living space, perfect for a growing family seeking a peaceful lifestyle.
- Ideally located 15 minutes from the N11/N25 Wexford ring roads network and 15 minutes from New Ross town.
- Acc. Briefly comprises; Entrance hallway, sitting room, kitchen / dining area, utility room, 4 bedrooms (master ensuite) and a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

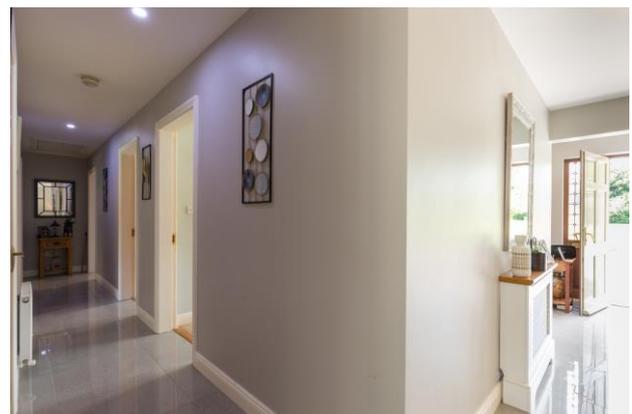
The Green Road, Cullenstown Little, Foulksmills, Co. Wexford

Description: Located on 'The Green Road' in the townland of Cullenstown Little, this excellent property is central to both Foulkesmills and Newbawn, being just 4km and 5km away from both respectively. The N11/N25 Wexford Ring Road network at The Maldron Hotel is a mere 15 minutes away, providing easy access into Wexford Town. It is also a short 15 minute drive from New Ross town means you can enjoy the tranquillity of rural living while still having all amenities and facilities readily available. For walkers, Carrickbyrne Hill is less than 10 minutes away, while the beautiful South Wexford coastline can be reached in 20 minutes. Wellingtonbridge village is less than 10kms away offering amenities such as a service station, pub, cafe, hairdresser, SuperValu, takeaway, Wallaces Hardware & Garden Centre, etc.

This fabulous 4-bedroom bungalow offers a harmonious blend of comfort and elegance. Extending to c. 119 sq.m. / 1,281 sq.ft., this property provides ample room for a growing family. Set on a private c. 1.21 acre site surrounded by mature foliage, this excellent residence enjoys the freedom of an expansive outdoor space, capturing sunlight throughout the day. Constructed in 2006, every detail has been carefully attended to, ensuring that you can move in with complete peace of mind.

Upon entering this charming home, you'll immediately be struck by the impeccable maintenance and presentation standards. Polished porcelain tiles adorn the hallway and run seamlessly into the kitchen/dining area creating a welcoming and inviting atmosphere. The dining area of this property is thoughtfully designed to enhance your outdoor living with French doors leading to the concrete hardstand area at the rear. Boasting 4 bedrooms and 2 bathrooms (master ensuite), this delightful bungalow offers an exceptional opportunity to soak up the charm of countryside living without compromising on accessibility and convenience. Don't miss out on this gem!





ACCOMMODATION

Entrance Hallway	5.53m x 1.77m 9.30m x 0.99m	Polished porcelain tiles and Stira stairs to attic. Hotpress with dual immersion.
Sitting Room	4.23m x 4.20m	Solid timber floor, dual aspect windows, fireplace and door to:
Kitchen / Dining Room	6.75m x 2.97m	Polish porcelain tiles, dual aspect windows, floor and eye level units, Flavel Aspen 100 dual range with 8-ring gas hob and dual electric ovens, extractor fan, tiled splashback, built-in dishwasher and French side access door.
Utility	2.28m x 1.78m	Polished porcelain tiles, floor and eye level units, large storage press, countertop space, Whirlpool 6kg Dryer, plumbed for washing machine and door to rear patio area.
Bedroom 3	3.09m x 2.67m	Carpet floor and built-in wardrobe units.
Bedroom 4	3.08m x 3.30m (max)	Carpet floor.
Family Bathroom	2.95m x 1.88mm	Fully tiled w.c., w.h.b., bath and shower stall Triton t90z electric shower.
Bedroom 2	3.30m x 3.09m	Carpet floor and built-in wardrobe units.
Master Bedroom	3.64m x 2.98m	Carpet floor, built-in wardrobe units and ensuite.
Ensuite	2.95m x 1.16m	Fully tiled, w.c., w.h.b. and shower stall with Triton As2000x electric shower.

Total Floor Area: c. 119 sq.m. (c. 1,281 sq.ft.)



Features

- Excellent bungalow extending to c. 119 sq.m. / c. 1,281 sq.ft.
- 4-bedroom family home
- Private site extending to c. 1.21 acres
- Sunny aspect
- Turnkey condition
- Exceptional opportunity

Outside

- Adman steel shed
- Gravel entrance driveway
- Cast-iron entrance gates
- Rear concrete hardstand area
- Extensive front and rear lawn areas
- Mature boundaries

Services

- Private well
- Septic tank
- ESB
- OFCH
- Broadband

NOTE: The fridge freezer and washing machine are not included in the sale.

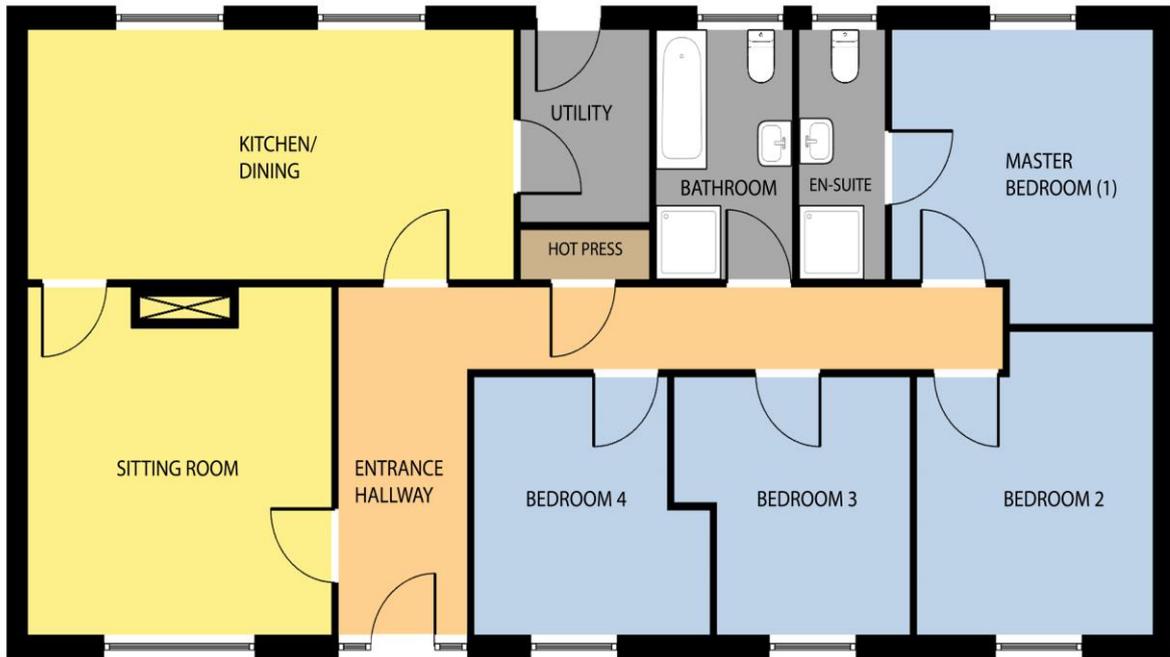
VIEWING: Strictly by prior appointment with the sole selling agents only.

DIRECTIONS: From the New Ross Road Roundabout, take the N25 and turn left after 15kms. In 1.3kms turn right. In 800m turn left. In 850m turn right onto The Green Road (directional board). In 400m the property will be on your right hand side (For Sale Board). **Eircode: Y35HT35**





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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Building Energy Rating (BER): C3 BER No. 116617838
Energy Performance Indicator: 219.64 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRA No. 002141