



BW/749/DKJ

FOR SALE BY PRIVATE TREATY

‘CORACH VIEW’ 2 BALLYOWEN, WELLINGTONBRIDGE, CO WEXFORD Y35 XE24

**Immaculate 4 bed / 1 en-suite A-rated home on c 0.5 acres.
Solar panels, car-charging point, Air-to-Water pump, 2 quality metal
sheds. In prime location – walk to Wellingtonbridge.**



Offers in excess of: €495,000

This modern 4-bedroom, 1 en-suite detached bungalow, built in 2018, spans 178 sq m and sits on a mature 0.5-acre site just outside the bustling commercial centre of Wellingtonbridge. The property features an abundance of natural light, elegant interiors with high spec finishes throughout plus a very private enclosed patio, large rear garden with additional patio area and fabulous countryside views. There's also the bonus of underfloor heating, solar panels, air-to-water heat pump and electric car charging point. The location is ideal, close to all amenities like a supermarket, hardware store, garden centre, petrol station, cafés, pub, hairdressers/barber, chemists, optometrist, post office, and daily buses to Wexford, New Ross, and Waterford. Easy access to Wexford Town, New Ross, Waterford City, plus the attractions of the Hook Peninsula, Kilmore Quay, Fethard-on-Sea, Tintern Abbey walking trails, and Bannow Bay beaches. **An immaculate and attractive property in every way!**



Conditions to be noted: These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement of fact. The vendor does not make or give, nor is Brian Wallace Auctioneer or its staff authorized to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith are believed correct, but any intending purchaser or tenant should not rely on them as statements or inconsistency between these particulars and the contract for sale, the latter shall prevail. We do not hold ourselves responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.

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Accommodation:

Entrance Hallway - 5.30 m x 1.80m composite entrance door with glass insert and side light, Oak Herringbone flooring and built-in coat closet.

Inner Hallway 1 - 8.00 m x 1.2m Oak Herringbone flooring and access to attic.

Inner Hallway 2 - 6.30 m x 1.20 m Oak Herringbone flooring and hot press.

Living Room - 4.80 m x 4.70 m laminate flooring, fireplace with solid fuel stove insert and granite hearth and Bay window.

Kitchen/Dining/Sitting - 6.1m x 7.1m open plan layout with an abundance of natural light, large tile flooring throughout, fully fitted new contemporary kitchen, laminate countertops, eye-level double oven, induction hob with glass splashback and extractor fan, integrated dishwasher, stainless steel sink with feature tile splashback, sliding patio doors to side patio area, custom window bench, solid fuel stove with granite hearth and access to utility room and guest WC.

Utility Room - 3.20 m x 2.40 m tile flooring, built-in cabinets and shelves, stainless steel sink unit with laminate countertop, washer & dryer hook-up, access to guest WC and back door to rear concrete patio and large raised and fenced in lawn area.

Guest WC - 2.30 m x 0.80 m tile flooring, WC, WHB and window.

Bedroom 1 - 4.20 m x 3.10 m laminate flooring and Bay window.

Bedroom 2 (Master) - 4.60 m x 4.00 m laminate flooring, spacious walk-in wardrobe 2.00 m x 2.00 m, Bay window and en-suite.

En-suite - 2.00 m x 2.00 m tile flooring, glass enclosed and tiled shower unit, heated towel rail, WC and WHB.

Bedroom 3 - 4.20 m x 2.80 m laminate flooring.

Bedroom 4 - 3.10 m x 4.30 m laminate flooring.

Office/Study - 1.80 m x 1.60 m laminate flooring.

Bathroom - 3.50 m x 2.20 m tile flooring, full bathtub with tile surround, glass enclosed fully tiled shower unit, heated towel rail, WC and WHB.

Features:

- Immaculate 4 bed /1 en-suite Bungalow with beautiful countryside views.
- In show-house condition throughout with high quality flooring and tiling.
- C 0.5 acres of mature grounds with manicured front and rear lawns.
- Enclosed private patio area with additional patio areas to the rear.
- Underfloor heating, Air-to-Water heat pump, electric car charging point.
- 18 solar panels with two 5 Kwh storage batteries.
- Painted exterior walls and curbed tarmac driveway with ample parking.
- Capped walls and piers with metal entrance gates.
- Tile roof, PVC double-glazed windows, white PVC fascia and soffit.
- Metal garden shed 2.80 m x 2.40 m.
- Steeltech metal workshop/garage 3.80 m x 3.00 m.
- Ideal location, within 3 minutes' drive to the centre of Wellingtonbridge with all its amenities and daily buses to Wexford and New Ross.
- In close proximity to numerous beaches and the famous Hook Head Peninsula.

Services:

Mains water, septic system, ESB, underfloor heating, 2 solid fuel stoves, solar panels, electric car charging point. Sky TV, telephone and broadband available.

Exterior and Interior Images:

