

FOR SALE

AMV: €335,000

File No. c093.BF



Sheephouse, Bridgetown, Co. Wexford

- Charming detached bungalow in a peaceful country setting beside the quiet country village of Baldwinstown and less than 20 minutes' drive from Wexford Town and only 10 minutes' drive from the picturesque fishing village of Kilmore Quay.
- Within easy reach of village amenities, primary and secondary schools in the nearby villages of Baldwinstown, Bridgetown and Rathangan.
- Set in a tranquil rural location with a lovely sunny aspect, this well-maintained detached bungalow, built in the 1980s, offers bright, spacious accommodation and a superb lifestyle opportunity in the heart of the countryside. Low maintenance gardens, separate paddock and detached garage.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393

Sheephouse, Bridgetown, Co. Wexford

Description: Charming detached bungalow in a peaceful country setting beside the quiet country village of Baldwinstown and less than 20 minutes' drive from Wexford Town. The picturesque village of Kilmore Quay with its fishing harbour, marina and sandy beach is only 10 minutes' drive away, perfect for weekend outings or relaxing coastal walks.

Located only 700 metres from Baldwinstown, with its local shop, pub, and community hall, and 1.5 kilometres from Bridgetown, a vibrant village offering a wide range of services including shops, a medical centre, pharmacy, post office, pubs, takeaway, hair salons, fish shop, garage and filling station. Families will appreciate the primary school in Rathangan (3.4 km) and the secondary school in Bridgetown.

Set in a tranquil rural location with a lovely sunny aspect, this well-maintained detached bungalow, built in the 1980s, offers bright, spacious accommodation and a superb lifestyle opportunity just minutes from village amenities. Briefly comprising entrance hallway, sitting room with dual aspect windows and solid fuel stove, well appointed kitchen-diner, utility room, family bathroom and three double bedrooms.

Site extending to 0.19 hectares/0.460 acres with hardcore drive and forecourt offering ample parking. Low maintenance garden laid out mainly in lawns with separate paddock to the side. Detached garage 7.4m x 4.6m with double timber doors, pedestrian door, lights and power sockets.

This home combines the peace of the countryside with the convenience of nearby amenities and is ideal for families, retirees, or anyone seeking a relaxed rural lifestyle. Early viewing comes highly recommended contact Wexford Auctioneers Kehoe & Associates Kehoe & Associates 053-9144393.





ACCOMMODATION

Entrance Hallway 4.58m x 1.60m

Sitting Room 4.26m x 4.43m

Kitchen/Dining Area 6.48m x 3.27m

Utility Room 2.42m x 1.78m

Bathroom 3.27m x 2.07m

Bedroom 1 3.28m x 3.18m

Bedroom 2 3.68m x 3.18m

Bedroom 3 3.18m x 3.25m

With solid fuel stove and dual aspect windows.

With built-in floor and eye level units, electric cooker, fridge, double bowl stainless steel sink unit, part tiled walls, part tiled and part timber floor. French doors to rear garden and dual aspect windows.

With built-in storage presses, worktop, washing machine, tumble dryer, tiled floor and door to outside

Bath with shower stall and electric shower, w.c, w.h.b, part tiled walls, tiled floor and hot press with dual immersion.

With built-in wardrobe.

With built-in wardrobe.

With built-in wardrobe.

Total Floor Area: c. 87.65 sq. m. (c. 911 sq.ft.)



Features

- Peaceful country setting
- Close to village amenities
- Presented in excellent condition
- Bright spacious accommodation

Outside

- Hardcore drive/forecourt
- Low maintenance gardens
- Separate paddock
- Detached garage

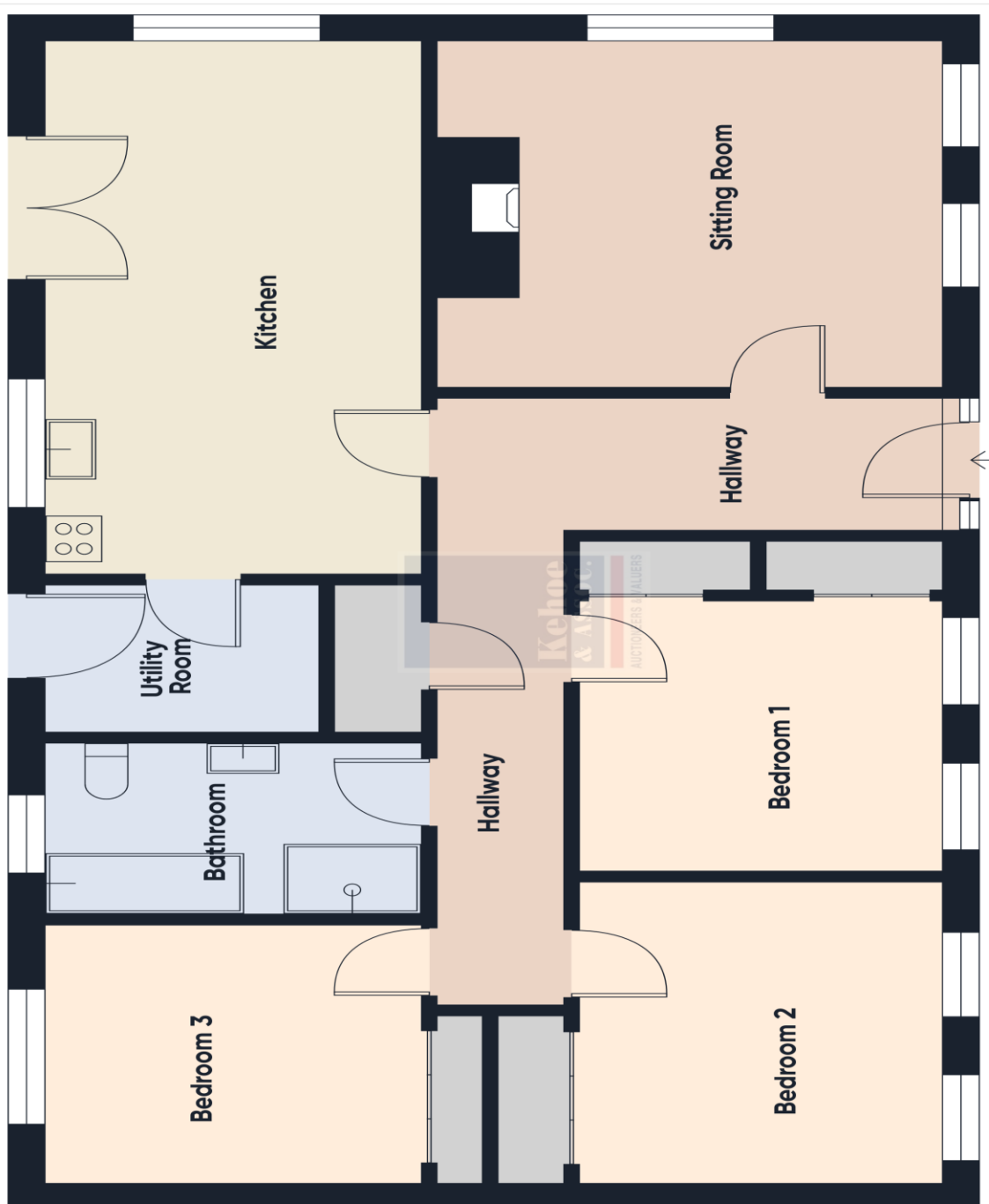
Services

- Mains electricity
- Mains water
- Septic tank drainage
- OFCH

NOTE: The sale is inclusive of all carpets, blinds, light fittings, electric cooker, fridge, washing machine and tumble dryer.

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

DIRECTIONS: Eircode Y35CX56





Building Energy Rating (BER): C3 BER No. 118609106
Energy Performance Indicator: 224.23 kWh/m²/yr

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

Selling Agent: Bernie Farrell

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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