



BW/R769/JCAV

FOR SALE BY PRIVATE TREATY

SCAUGHMOLIN, MURRINTOWN CO. WEXFORD Y35 P623

Spacious 4 double-bed/2 en-suite home on c 0.5 acres in a desirable countryside location just 10 minutes from Wexford Town!



BER B3

Guide Price: €475,000

This attractive detached family home of c 160 m², built in 2004 is just 10 minutes' drive from Wexford town and boasts spacious accommodation with four double-sized bedrooms and cosy living areas, combining countryside charm with easy living and close to town amenities. Situated on c 0.5 acres of mature gardens laid to lawn with easily maintained ornamental flowers and shrubs, rear concrete yard and Adman steel shed. The property offers peace and privacy with an enclosed veranda and patio area off the sunroom (with built-in outdoor fireplace), offering the perfect spot for outdoor dining and relaxation. The gated entrance leads to a tarmacadam driveway with ample parking. This property would make a fantastic family home, just outside Wexford town with all amenities, less than 30 minutes to Rosslare Europort and easy access to the many beautiful beaches and coastline that Co. Wexford has to offer. **Viewing highly recommended!**

GREAT FAMILY HOME IN A DESIRABLE LOCATION!

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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.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 Porch	1.46m x 2.03m laminate floor, French doors with sidelights leading to hallway.
Entrance Hallway	5.66m x 2.05m laminate floor, staircase with understairs storage, hot-press, dual immersion.
Sitting Room	4.47m x 3.63m laminate floor, cast iron fireplace with wood surround,
Kitchen	5.69m x 3.79m laminate floor, built-in floor and eye-level units with solid wood worktop, glass splash back, double bowl ceramic sink unit, dishwasher, Flavel electric range and double-oven and grill cooker, extractor, integrated microwave combination oven, fridge space, French doors with sidelights leading to sunroom.
Sunroom	4.78m x 3.67m laminate floor, vaulted ceiling, pellet stove, integrated venetian blinds, French doors to enclosed veranda, patio and outdoor fireplace.
Utility Room	2.66m x 1.59m storage units, worktop, plumbing for washing machine and back door access.
Guest WC	2.1m x 1.1m tile floor, half tiled walls, WC & WHB
Bedroom 1 (Down)	3.66m x 3.67m laminate floor, garden view, en-suite.
En-suite	3.4m x 2.4m tiled floor, part-tiled walls, walk-in shower, WC, vanity WHB, heated towel rail.
Stairs and Landing	4.8m x 2m new carpet, access to attic space, top landing.
Bedroom 2 (Main)	5.40m x 3.63m laminate floor, built-in wardrobes, vanity unit, ensuite.
En-suite	en-suite off bedroom, laminate floor, tiled shower, WC, WHB, skylight.
Bedroom 3	3.27m x 2.78m laminate floor.
Bedroom 4	3.66m x 2.51m laminate floor.
Shower Room	2.75m x 1.40m laminate floor, electric shower, WC, WHB, skylight.

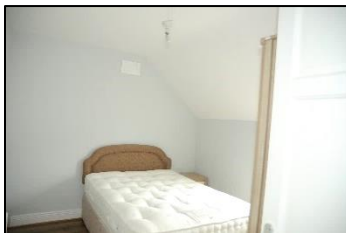
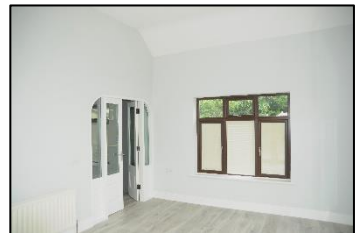
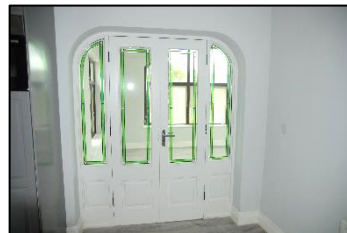
Property Features:

- Turn-key detached family home of c 160 m², just 10 minutes' drive from Wexford town.
- Enclosed veranda/patio area off sunroom with outdoor fireplace.
- Gated entrance with large tarmacadam drive.
- Enclosed, mature low maintenance garden.
- Concreted rear yard, insulated Adman Steel shed with roller shutter door (6m x 3m).
- Close to numerous beaches and coastline.
- Less than 30 minutes from Rosslare Europort.

Services:

Mains water, Bio-Crete septic system, OFCH, high-speed fibre broadband.

Property Images:



See www.bwallace.ie for all property images