

FOR SALE

AMV: €275,000

File No. d485.CM



Gardamus Great, Mayglass, Co. Wexford

- Excellent 3-bed / 2-bath property with ample storage space and scope for development extending to c. 122 sq.m. / 1,313 sq.ft.
- Most conveniently located 15 minutes' drive from Wexford Town, Kilmore Quay and Rosslare Strand.
- Situated in close proximity to Mayglass National School, Bridgetown Secondary School and an array of amenities.
- Mature, landscaped and well-maintained garden areas laid out in lawn to the front and rear on a private site extending to c. 0.29 hectares / 0.71 acres.
- Accommodation comprises of; entrance hallway, sitting room, kitchen, dining room, utility room, sunroom, 3 bedrooms (master en-suite) & family bathroom.
- Viewing is strictly by prior appointment with the sole selling agents only, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Gardamus Great, Mayglass, Co. Wexford

Extending to c. 122 sq.m. / 1,313 sq.ft. and set on a c. 0.29 hectare / 0.71 acre site, this excellent property has much to offer potential purchasers. With an array of amenities on your doorstep, purchasers will be spoilt for choice. The village of Mayglass is 2km away where there is an excellent national school and a church. Villages Murrintown and Bridgetown are both only a 5-minute drive away. Both villages have fantastic amenities including Bridgetown College Secondary School, takeaways, shops, post office, pharmacy, pubs, playground, walking track and Murrintown Community Centre. A little further afield, Wexford Town, Rosslare Strand and Kilmore Quay are all only 15 minutes' drive away.

Built in 2003, the accommodation comprises an entrance hallway, sitting room, 3 double bedrooms (master ensuite), kitchen, dining room, sunroom and utility room. The cosy, light filled sitting room features an insert solid fuel stove which has a back boiler supplementing the heating system. The sunroom boasts panoramic views of the surrounding landscaped gardens. A Stira staircase gives access to the first floor attic conversion with dual aspect Velux windows, which would make an ideal home office. The remaining attic space is floored providing ample storage space. There is garage adjacent to the property extending to c. 20 sq.m. which also has a Stira staircase to a floored loft area.

If you are looking for peaceful countryside living in close proximity to village amenities, this property has fantastic potential and is an opportunity not to be missed.

We highly recommend viewing. To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. on 053 9144393 or by email sales@kehoeproperty.com

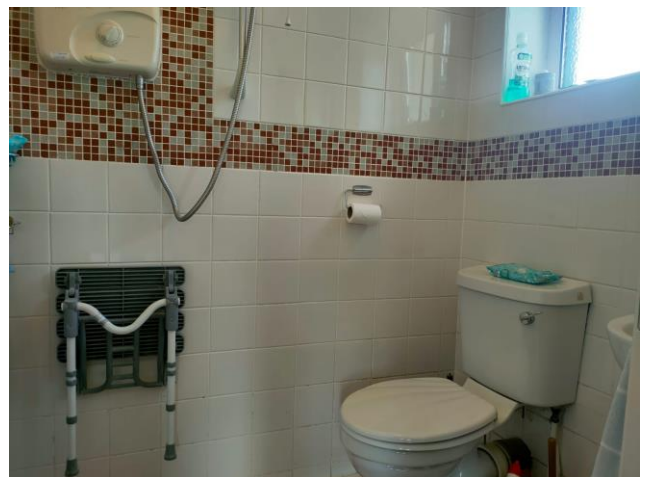
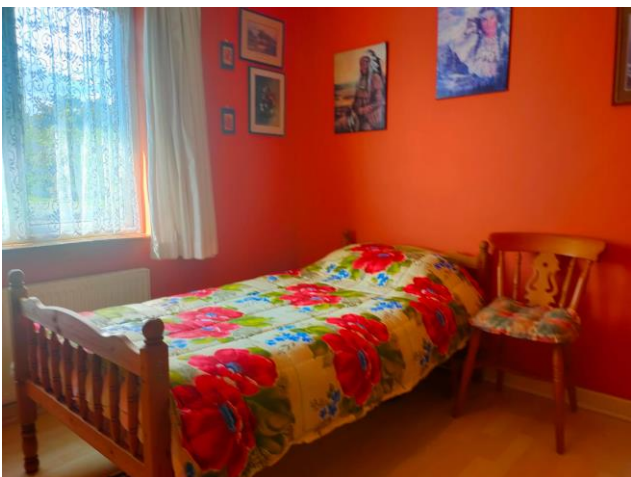
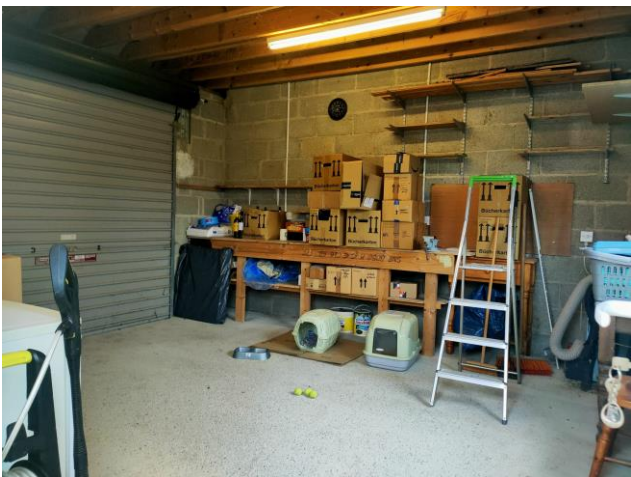


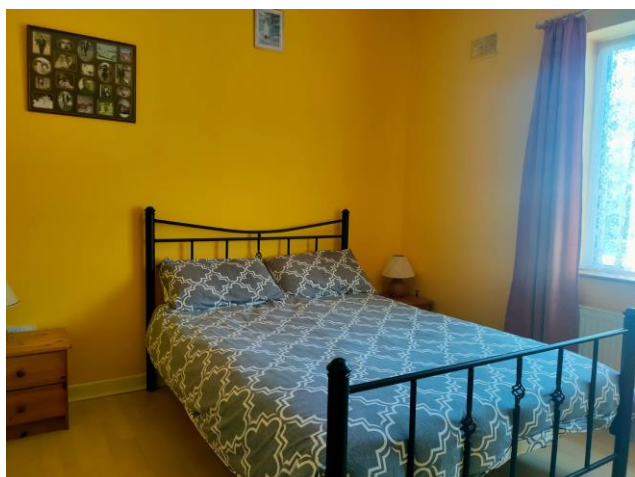
ACCOMMODATION

Entrance Hallway	4.21m x 1.41m	Tiled floor.
	8.24m x 1.19m	Laminate floor.
Hotpress		With dual immersion.
Sitting Room	5.02m x 3.56m	Laminate flooring, dual aspect windows, insert solid fuel stove with back boiler heating system.
Kitchen	4.79m x 2.91m	Tiled floor, floor & eye level units with tiled splashback. Gas oven & hob with extractor fan. Stainless steel sink, built-in dishwasher.
Utility Room	2.15m x 1.54m	Tiled floor, shelving & storage unit, washing machine and large freezer. Door to rear garden.
Dining Room	3.04m x 2.90m	Tiled floor, French doors to:
Sun Room	3.51m x 3.26m	Timber floor, triple aspect windows, vaulted ceiling. Door to rear garden.
Bathroom	2.88m x 1.79m	Tiled floor, bathtub with tiled surround & Triton Aqua Sensation electric shower, w.c. and w.h.b. vanity unit.
Bedroom 3	2.93m x 2.89m	Laminate floor.
Bedroom 2	2.90m x 2.89m	Laminate floor, built-in storage unit.
Master Bedroom	3.40m x 2.91m	Laminate floor, extensive built-in storage units.
En-Suite	1.68m x 1.17m	Fully-tiled, w.c., w.h.b., Triton T90si electric shower.
Garage	4.59m x 4.29m	Garage with roller door, Stira staircase to extra floored loft storage.

Total Floor Area: c. 122 sq.m. / 1,313 sq.ft. (including garage)







Features

- Extensive 0.71 Acre plot
- Potential for development
- Ample storage space
- Convenient rural location
- Excellent family home
- Stira staircase to attic conversion.

Services

- Mains water
- Septic tank
- ESB
- Dual central heating (OFCH & BBCH)

Outside

- Tarmacadam entrance driveway
- Landscaped gardens
- Lawn areas to the front and rear
- Steel shed with concrete base
- Garage extending to c. 20 sq.m. - Stira staircase to extra floored loft storage.

Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: From Wexford Town proceed out the R730 towards Rosslare Strand. After approximately 2km, turn right at Kerlogue Nursing Home onto Coolballow Road signposted for Murrintown/Johnstown Castle. After 3.4km, continue straight through the small roundabout at Rathaspeck and into Murrintown Village passing Johnstown Castle on your left. Approximately 2.5km after Murrintown, pass Sleadagh Farm and take the first left turn. The property is exactly 2km down this road on the left-hand side (For Sale Board). **Eircode: Y35 KN77**







Building Energy Rating (BER): C3

BER No.: 101976306

Energy Performance Indicator: 206.2 kWh/m²/yr

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Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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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. PRSA No. 002141