



BW/R802/NDJ

FOR SALE BY PRIVATE TREATY

## BRIDGE COTTAGE, LITTLE CULLENSTOWN, FOULKSMILLS, CO WEXFORD Y35 H003

**Charming 2-bed country cottage on a mature 0.44 Ha plot.  
Nestled in an idyllic location, yet close to all amenities.**



**Guide Price: €215,000**

Bridge Cottage is a delightful two-bedroom residence, thoughtfully designed to offer both charm and comfort. Featuring attractive wood paneling and custom-made internal doors, the home creates a cozy and inviting atmosphere with living areas that exude warmth and character with garden and countryside views providing a peaceful and restful environment. Originally constructed as a traditional two-up, two-down cottage c 1900, with extension added later, it extends to 68 m<sup>2</sup> of living space and is situated on a mature 0.44 hectare site, which not only offers spacious grounds but also presents the potential for further expansion should a buyer wish to enhance or adapt the home to their preferences. Nestled between the villages of Foulksmills and Newbawn it is close to a primary school, church, shops, post office, popular village pubs, takeaways etc. This idyllic and tranquil location offers a peaceful retreat while remaining conveniently close to all amenities in Wellingtonbridge, New Ross and Wexford town. The location is further enhanced by its close proximity to the Hook Peninsula, renowned for its beautiful beaches and attractions. This property has all the potential for first-time buyers or for those looking for a charming holiday home.

### CHARM AND CHARACTER IN AN IDYLIC SETTING



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**Brian Wallace Auctioneer**

Wellingtonbridge, Co. Wexford.

Licence No: 001272

Head Office: 051 560 958

Mobile: 087-902 5950

Email: [info@bwallace.ie](mailto:info@bwallace.ie)

Web: [www.bwallace.ie](http://www.bwallace.ie)

### Accommodation:

<b>Entrance Porch</b>	<b>1.93m x 1.37m</b> entrance door with glass, tiled floor.
<b>Living Room</b>	<b>4.38m x 2.96m</b> carpet flooring, wood & metal open fireplace, dual aspect windows with garden views, stairs to bedrooms.
<b>Kitchen</b>	<b>4.35m x 2.60m</b> linoleum flooring, fitted cabinets with wood counter tops, tile splash back, double-bowl ceramic sink, dual aspect with feature window overlooking garden.
<b>Utility Room</b>	<b>2.86m x 2.0m</b> linoleum flooring, laminate countertop, washer/dryer hook-up.
<b>Bathroom</b>	<b>1.93m x 1.79m</b> linoleum flooring, panel & painted walls, shower, WC and WHB.
<b>Stairs/Landing</b>	<b>2.18m x 1.71m</b> carpet on stairs, window on landing.
<b>Bedroom 1</b>	<b>4.34m x 2.49m</b> carpet flooring, vaulted ceiling, attic access.
<b>Bedroom 2</b>	<b>4.34m x 3.14m</b> wood & carpet flooring, vaulted ceiling, hotpress.

### Property Features & Services:

- Charming 2-bed cottage in an idyllic country setting with attractive features throughout.
- 0.44 Ha of mature gardens with a variety of shrubs and trees and various outbuildings.
- Located between Foulksmills & Newbawn offering village amenities and primary school.
- Short drive to amenities of Wellingtonbridge, New Ross, Wexford & Waterford.
- On the doorstep of famous Hook Peninsula with numerous beaches and other attractions.
- Plaster and painted exterior with slate roof, flat roof on extension, double-glazed windows.
- Private well, ESB, O.F.C.H, septic tank, broadband available.

### Property Images:

