

FOR SALE

AMV: €225,000

File No. c700.BF



Gibletown, Duncormick, Co. Wexford

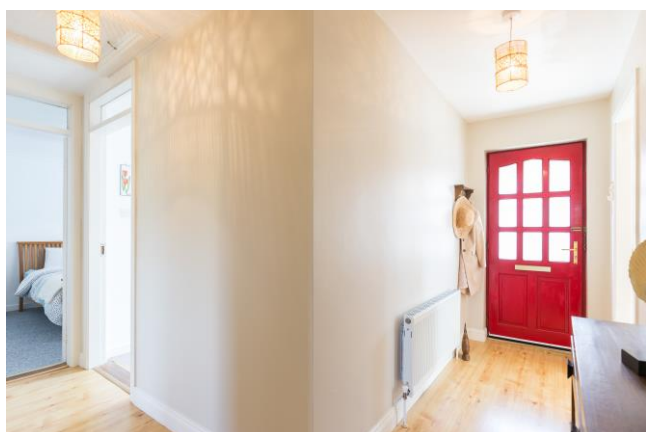
- Modernised and extended with excellent accommodation.
- Close to the Wexford Coastline and numerous sandy beaches
- Acc. briefly comprises: entrance hallway, sitting room, Dining room, kitchen/living room, wet room & 3 bedrooms.
- Viewing is strictly by prior appointment with the sole Selling agents only, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Gibletstown, Duncormick, Co. Wexford

This charming cottage is situated in a peaceful country setting less than 10 minutes' off the R733 New Line Road and only 20 minutes' drive from Wexford Town. The fabulous Wexford coastline, numerous sandy beaches at Cullenstown, Bannow Bay and the picturesque fishing village of Kilmore Quay are only a few minutes' drive away. The property has been recently upgraded, modernised and extended offering excellent free flowing accommodation. It is tastefully decorated throughout with contemporary kitchen, wet-room and spacious living room with vaulted ceiling and solid fuel stove. Standing on a generous c. 1 acre site with hardcore drive/forecourt, decking and lawn with some lovely ornamental trees to the front. To the rear there is a hardcore yard and paved patio perfect for outdoor dining. There is also a paddock which could be easily incorporated into the garden area. It would be a beautiful family home or peaceful country retreat close to the south Wexford coastline and a choice of beautiful sandy beaches. Early viewing comes highly recommended and is by prior appointment with the sole selling agents only. Viewing of this exceptional family home comes highly recommended, for further information and viewing arrangements contact Wexford Auctioneers Kehoe & Associates 053-9144393.



ACCOMMODATION

Entrance Hallway	3.77m x 1.18m	With laminate floor.
Sitting Room	3.68m x 3.32m	With feature cast iron open fireplace and laminate floor.
Dining Room	4.68m x 3.09m	Hotpress with dual immersion. Laminate floor and arch to:
Kitchen/ Living Room	6.45m x 4.21m	With excellent range of floor and eye-level units, electric cooker, extractor, plumbing for washing machine, solid fuel stove, vaulted ceiling, part-laminate tiled and part-tiled floor and door to outside.
Wet Room	3.08m x 1.79m	With electric shower, w.c, w.h.b, part-tiled walls and tiled floor.
Bedroom 1	4.08m x 3.08m	
Bedroom 2	3.08m x 3.78m	
Bedroom 3	2.67m x 2.50m	

Total Floor Area: 101.71sq.m / 1,094 sq.ft





Features

- Peaceful country setting
- Modernised and extended with excellent accommodation
- Close to the Wexford Coastline and numerous sandy beaches
- Only 20 minutes' drive to Wexford Town

Outside

- Generous c.1 acre site
- Hardcore drive/forecourt and rear yard
- Decking to the front
- Lawns with lovely ornamental trees
- Separate paddock

Services

- Mains electricity
- Mains water
- Septic tank drainage
- OFCH
- Double glazed Upvc windows

DIRECTIONS: From Wexford town proceed out the R733 New Line Road to Waddingtown passing Geelan's shop on the right and take the next left immediately after the Coach Inn. Proceed down this road to the 'T' junction and turn left and immediately right. Continue around a bad right-hand bend, keep left at the fork in the road and the property is immediately on your right-hand side. Y35XH2D

Building Energy Rating (BER): D1 BER No.: 108647736
Energy Performance Indicator: 247.35 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

Kehoe & Assoc.,
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Wexford
053 9144393

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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

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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