

**Price €175,000.00**

**3 Bedroom – Detached Bungalow Cottage**

*Bernadette Denby*  
AUCTIONEER VALUER & ESTATE AGENT



**“Slaney View Cottage” Coolteigue, Bree, Enniscorthy, Co. Wexford Y21 X9C2**

Located on a quiet country road this three bedroom bungalow cottage comes to the market set on circa 1.087 acres in a beautiful scenic location approximately 2.6km from Bree village, 7.8km from Enniscorthy and 18km from Wexford.

The property has had some upgrading by the current owner such as double glazed windows and doors, DPM was put under floors which were concreted and tiled, rewired, plumbed, solid fuel stove in sitting room, apex roof put on kitchen extension, shower installed in bathroom and tiled, fitted kitchen installed, new pump for private well,

Further finishing is required to the property but on completion this property will make a perfect home on a spacious site in a quiet rural area.

Bree village offers amenities such as supermarket, church, pub, and primary school all other necessary amenities can be found in Enniscorthy Town.

Accommodation comprises of entrance porch, hall, three bedrooms, sitting room, kitchen/dining, utility area and shower-room.

Outside the property has a paved patio area and a small storage shed.

PSRA: 003908

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### **Entrance Porch**

1.8m (5'11") x 1.73m (5'8") With timber panelled ceiling, walls have been dry lined, ceramic floor tiles and door to:-

### **Hall**

2.07m (6'9") x 0.91m (3'0") With ceramic tiled floor, timber panelled ceiling, access to attic and doors to:-



### **Bedroom 1**

2.64m (8'8") x 2.03m (6'8") Located to the front of the house with ceramic tiles floor, timber panelled ceiling

### **Bedroom 2**

3.62m (11'11") x 2.46m (8'1") To rear of house with ceramic tiled floor, timber panel ceiling



### **Sitting-room**

4.71m (15'5") x 3.41m (11'2") With ceramic tiled floor, large solid fuel stove with tiled hearth and surround, timber panel ceiling and doors to:-

### **Bedroom 3**

4.71m (15'5") x 3.5m (11'6") With windows to front and rear, ceramic tiled flooring



### **Kitchen/Dining**

3.5m (11'6") x 3.4m (11'2") Eye and waist level fitted presses, splashback wall tiles, ceramic floor tiles, stainless steel sink, undercounter fridge, electric hob, extractor and oven, and french doors to rear garden. Door to:-

### **Utility Area**

1.06m (3'6") x 0.85m (2'9") Ceramic tiled floor and plumbed with washing machine, door to:-





### Shower room

2.06m (6'9") x 1.55m (5'1") Tiled shower stall with Triton Seville power shower, w.h.b. & w.c, part tiled wall, ceramic floor tiles.



### Storage Shed

5m (16'5") x 2m (6'7") Located to the side of the house, block with galvanised roof

### Services

Private water well, septic tank, double glazed windows and doors.

### Viewings

Strictly by appointment, 24 hours' notice required for this property.



### Features

- Detached three bedroom bungalow cottage
- Site Circa 0.44ha (C. 1.087 Acres)
- Set on quiet country road
- Scenic location
- Bree Village 2.6km



### Directions

**From Enniscorthy** head out in the direction of Bree taking the L2045 to Knockduff drive for approximately 5.9km and turn right onto knockduff and the property is 850m on right hand side and marked with For Sale sign

**From Wexford** heading up N11 drive through Oylegate Village and straight through roundabout continue onto R772 and turn left for Edermine, drive for 1.6km and turn left again, drive a further 600m taking the 2nd right and the property is down this road approximately 850m on right hand side.



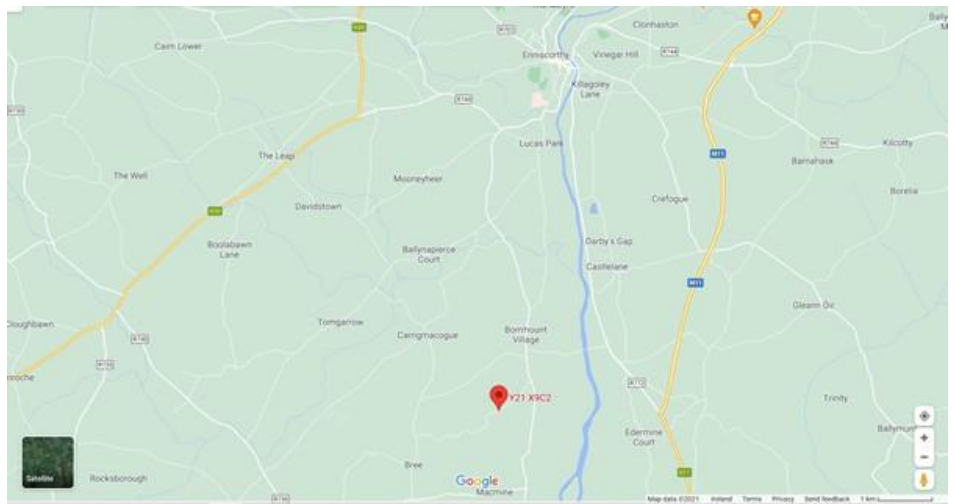
### BER No:

114660699





**Folio WX 17187**



**Google location Map**

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