

Price: €365,000.00

**5 Bedroom Detached Bungalow with
Outbuildings, Stables & Sand Arena**

Bernadette Denby
AUCTIONEER VALUER & ESTATE AGENT



**Pollmanagh Little Cleariestown Co. Wexford
Y35 Y8D4**

This five bedroom bungalow offers potential in abundance and really has to be viewed to appreciate its beautiful gardens to the front and side and the extensive out buildings and sand arena to the rear.

The property itself was built approximately 30 years ago but was extended in around 2007 adding an additional two bedrooms. It is a spacious family home that has been well maintained and is presented in excellent condition throughout. Set on circa 0.988 acres the property is accessed by concrete driveway which wraps around the house and is surrounded by lawns with an abundance of plants, shrubs, fruit trees and hedging. There is a side entrance which leads around to the rear of the property where you will find a number of out buildings which are laid out in stables/storage sheds and to the rear of the site itself is a sand arena.

Located on a quiet country road yet only 2 kms from the village of Baldwinstown where you can find a local shop and pub, for additional amenities Bridgetown is only 4.9kms away where you will find Primary and Secondary Schools, Pharmacy, Supermarket, Restaurant, Petrol Station, etc. Wexford town is 12kms and Kilmore Quay is 10kms. So you get the privacy of a rural setting but the convenience of amenities all nearby.

PSRA: 003908

Kilmisten Castlebridge Co. Wexford Y35CH52
& New Work Junction Clonard Wexford
Tel: 0862 071 543 Email: info@bernadettedenby.com



Entrance Hall

Bright spacious entrance hall L shaped with ceramic floor tiles, storage closet, access to attic and doors to;-

Sitting room

4.58m (15'0") x 3.6m (11'10") Located to the front of the house with beautiful large bay window overlooking front garden, open fireplace with marble inset and heath and timber surround, tv point, timber flooring.



Kitchen/Dining

4.77m (15'8") x 3.46m (11'4") With eye and waist level fitted presses, large hot press, stanley solid fuel range, gas cooker, extractor, ceramic floor tiles and splashback wall tiles. Windows to the side and rear allowing plenty of light.



Utility

2.52m (8'3") x 1.34m (4'5") With ceramic tiled floor, with washing machine and fridge freezer, door to rear yard.

Bedroom 1

3.1m (10'2") x 2.99m (9'10") Located to the front of the house with fitted wardrobes and laminate timber flooring



Bedroom 2

2.96m (9'9") x 2.67m (8'9") To the front of the house with laminate timber flooring

Bedroom 3

4.36m (14'4") x 2.96m (9'9") To the front of the property with carpet to floor and TV point.

Walk In Wardrobe

2.95m (9'8") x 1.13m (3'8") This room has been fitted out with presses with carpet to floor but has the plumbing for it to be converted to an en-suite shower room.



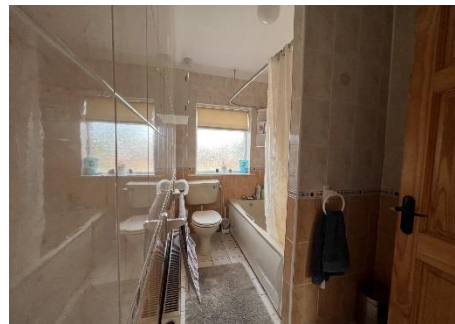


Bedroom 4

4.38m (14'4") x 3.16m (10'4") To the rear of the property with laminate timber flooring, TV point, and door to:-

Bedroom 4 En-suite Shower Room

2.42m (7'11") x 1.07m (3'6") Floor to ceiling ceramic tiling, large shower stall with Triton Power Shower, w.h.b. & w.c.,



Bedroom 4 Walk-In Wardrobe

2.77m (9'1") x 1.17m (3'10") Fitted with shelving and rails and carpet to floor

Bedroom 5

3.68m (12'1") x 3m (9'10") To the rear of the house with laminate timber flooring, floor to ceiling fitted wardrobes and TV point



Bathroom

2.96m (9'9") x 1.48m (4'10") Floor to ceiling ceramic tiles, w.h.b., w.c and bath with Triton T90SR electric shower.

Garden Storage Shed

4m (13'1") x 3m (9'10") Located in the rear garden



Outbuilding 2 / Storage Shed or Garage

7m (23'0") x 7m (23'0") To the rear of the property with access from the entrance to the side of the house

Outbuilding 3 / Stables & Dog Kennel

7m (23'0") x 5m (16'5") Wired with lights with 2 no stables and separate dog kennel, and dog run adjacent

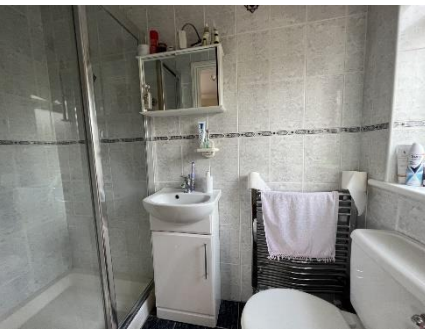


Outbuilding 4 / Storage Shed & Stables

11m (36'1") x 9m (29'6") Block and galvanised shed wired with electricity and laid out with 3 stables and ample storage area

Outbuilding 5 / Tack Room

3.57m (11'9") x 3m (9'10") Concrete block construction with galvanised roof and wired with electricity



Services

Mains electricity, private water well, septic tank, dual central heating system oil fired and solid fuel from stove in kitchen, double glazed windows and doors throughout the house except for the windows in main bathroom and two windows in kitchen which are timber single glazed.



Features

- Five bedroom bungalow
- Out buildings with stables and dog kennel
- Sand arena to rear
- Side entrance to rear of property for separate access to outbuildings
- Beautiful mature gardens filled with plants, shrubs and trees
- Set on 0.988 acres
- 2 kms from Baldwinstown Village

Directions

From Wexford town heading out past the Talbot Hotel, on past Rocklands and turn right for Johnstown Castle/ Murrintown. Drive for approximately 5.8 kms passing through Murrintown village drive for a further 5.4 kms and turn right and the property is 350m down this road on the right hand side and marked with a For Sale sign.

BER No:

115407744

Viewings

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

Note: 1. 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 upon as a statement or representation of fact. 2. The vendor does not make or give nor is Bernadette Denby Auctioneer Valuer & Estate Agent or her staff authorised to make or give any representation or warranty in respect of this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and contract of sale the latter shall prevail. We do not hold ourselves responsible for any expense incurred in inspecting this property should it not be suitable already let, sold or withdrawn from sale.