

Price €275,000.00

3 Bedrooms - Detached Bungalow

Bernadette Denby
AUCTIONEER VALUER & ESTATE AGENT

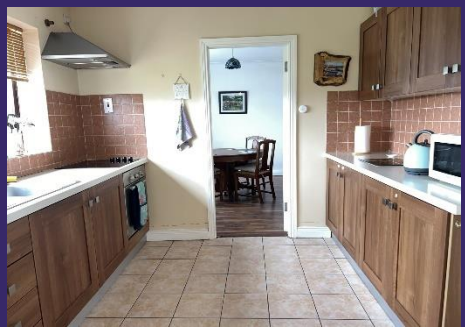


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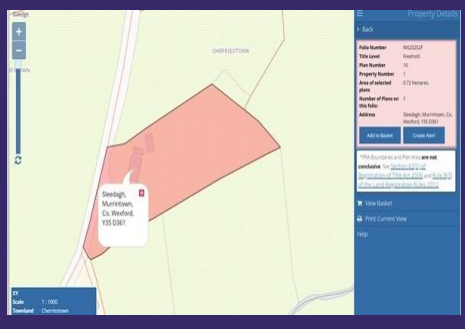
Sleadagh Murrintown Co. Wexford Y35 D361



Three bedroom detached bungalow with detached garage set on c. 1.77 acres built early 1990`s comes to the market offering a superb starter home with enormous potential for growth.



The property has been well maintained and upgraded with double glazed windows and doors, oil fired central heating, recently refurbished kitchen with eye and waist level units. The location is ideal only 3 kms from Murrintown Village which has amenities such as Primary School, Church, Shop/Supermarket and Pub. For all other necessary amenities Wexford Town is approximately 9kms.



The surrounding area is mainly one off housing surrounded by farmland, Kilmore Quay is 11kms where you can find numerous sandy beaches, pubs, shops, restaurants, fishing, boating, picturesque coastal walks and the south east has a selection of golf courses all within easy reach.

Accommodation comprises of entrance hall, living room, dining room, kitchen, utility, three bedrooms and family bathroom.

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PSRA: 003908



Entrance Hall

L shaped entrance hall with ceramic floor tiles, access to attic, hot press and doors to:-

Living room

4.87m (16'0") x 4.26m (14'0") To the front of the house with ceramic tiled floor, open cast iron fireplace with timber surround and marble hearth, tv point, large window to the front and door to:-



Dining room

3.65m (12'0") x 3m (9'10") Access available from living room and kitchen. Located to the rear of the property with laminate timber flooring, window to rear and door to:-



Kitchen

3.18m (10'5") x 3m (9'10") Kitchen can be accessed from hall and dining room. Eye and waist level fitted presses, stainless steel sink, electric oven and hob, extractor, under counter fridge, splash back wall tiles and ceramic floor tiles. Door to:-

Utility

3m (9'10") x 1.08m (3'7") Ceramic tiled floor, plumbed with washing machine, door to rear yard and garden



Bedroom 1

3m (9'10") x 3m (9'10") To the front of the house with laminate timber flooring

Bedroom 2

3.58m (11'9") x 3.58m (11'9") To the front of house with laminate timber flooring

Bedroom 3

3.58m (11'9") x 3.58m (11'9") To the rear of the house with laminate timber flooring





Bathroom

2.93m (9'7") x 1.8m (5'11") Part tiled walls, bath with Triton T90i electric shower and shower screen, w.h.b. & w.c., ceramic floor tiles.



Detached Garage

7.40m (24'3") x 4.10m (13'5") Concrete block garage, galvanized roof with roller door.

Features

- Three bed detached bungalow on circa 1.77 acre site
- 3 kms from Murrintown Village
- 9 kms from Kilmore Quay
- Double glazed windows and doors
- Recently reburished kitchen



Directions

Coming from Wexford heading out in the direction of Rosslare Harbour at McDonald's roundabout take the 2nd exit onto N25 and take the 1st left for Murrintown continue on this road heading in the direction of Johnstown Castle. Continue past Johnstown Castle drive through Murrintown Village and continue for 3kms and the house is on the left hand side and marked with a For Sale sign.



BER No:

109117291

Services

Mains water, septic tank, oil fired central heating.

Viewings

Strictly by appointment.



Folio WX WX23252F



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.

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