

Price €375,000.00

4 Bedrooms - Detached Bungalow

Bernadette Denby
AUCTIONEER VALUER & ESTATE AGENT



Galbally Curracloe Co. Wexford Y21 V202



Four bedroom bungalow with detached garage set on circa 0.85 acre private site surrounded by mature trees, plants and shrubs.

The property is set in a superb location just 4kms from Wexford`s renowned Curracloe Beach and 8kms from Wexford Town.

Built around early 1970`s the property has been upgraded with double glazed windows and doors, oil fired central heating.



Internally there is a spacious open kitchen/living/dining with vaulted ceiling, large velux roof windows and french patio doors which opens directly to a lovely private rear garden and paved patio area.

There is ample room internally for family living with two separate sitting/living rooms and the four bedrooms all doubles and two are ensuite.



Primary Schools can be found in Castlebridge, Screen or Curracloe Villages only 10 minute drive away and secondary schools can be found in Wexford Town.

The property does need some further upgrading and modernisation so offers plenty of opportunity to make this home your own.

PSRA: 003908

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Entrance Hall

With solid wood timber flooring, storage cupboard, hot press, access to attic and doors to:-

Living room

4.25m (13'11") x 3.55m (11'8") To the front of house carpet to floor, open fireplace with marble surround



Sitting room

5.34m (17'6") x 3.33m (10'11") To the rear of the house with window to the side, open fireplace and tv point

Kitchen area

7.23m (23'9") x 3.43m (11'3") With vaulted ceiling two large velux roof windows and timber beams. Eye and waist level fitted presses, belfast sink, dishwasher, gas hob, extractor, electric oven, fridge/freezer, larder, splashback wall tiles and ceramic floor tiles, tv point and french doors to rear garden



Dining area

3.68m (12'1") x 3.64m (11'11") With ceramic tiled floor



Utility

3.52m (11'7") x 1.78m (5'10") Ceramic floor tiles, plumbed with washing machine, stainless steel sink and door to outside.

Bedroom 1

3m (9'10") x 2.58m (8'6") To the front of the house with laminate timber flooring and fitted wardrobes



Bedroom 2

3.3m (10'10") x 2.97m (9'9") To the front of the house with laminate timber flooring and fitted wardrobes



Bedroom 3

3.07m (10'1") x 3.01m (9'11") To the front of the house with laminate timber flooring and door to:-

Bedroom 3 Ensuite

2.05m (6'9") x 0.8m (2'7") Floor to ceiling ceramic tiles, Triton T90z electric shower, w.h.b. with shaver light, w.c.



Bedroom 4

4m (13'1") x 3.27m (10'9") To the rear of the house with laminate timber flooring, floor to ceiling fitted wardrobes, and door to:-

Bedroom 4 Ensuite

2.06m (6'9") x 0.8m (2'7") Floor to ceiling ceramic tiling, Triton T90si electric shower, w.h.b. with shaver light and w.c.



Bathroom

3.27m (10'9") x 1.8m (5'11") Ceramic tiled floor, bath with shower screen, part tiled walls, w.h.b. & w.c.





Features

- Set on private site circa 0.85 acres
- Four bedroom detached bungalow
- Detached garage
- Curracloe beach 4kms from house
- Wexford town 8kms
- Easy driving distance of all necessary amenities

Directions

Coming from Wexford town head out over Wexford bridge and drive for approximately 3kms and turn right for Curracloe/Blackwater. Continue on R742 for 3.2kms and the property is located on the left hand side with grey walls on boundary.

BER No:

114822364

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.

Services

Mains ESB and water, septic tank, oil fired central heating.

Viewings

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