

Price €270,000.00

4 Bedrooms - Detached

Bernadette Denby
AUCTIONEER VALUER & ESTATE AGENT



BER F

**“Lakeview Lodge” Millknock Tomhaggard
Co. Wexford Y35 A4C0**

Four bedroom detached residence on circa 0.13ha (circa 0.321 acre) located in a beautiful scence location with large detached garage to the rear.

Originally a two up two down cottage this property was extended and renovated and now comes to the market with spacious living accommodation and four bedrooms one ensuite.

The property is just 1.6 kms from Tacumshane lake and 1.3kms from Tacumshane village where you can find local shop, pub, and church.

Rosslare Europort is just 10kms away and Wexford town is approximately 14 kms where you can find all other necessary amenities.

The property itself has been well maintained but is in need of further modernisation and decoration. The large spacious garage offers enormous potential for a work from home business.

Viewing of this property is highly recommended to fully appreciate it`s location and potential.



PSRA: 003908

Kilmisten Castlebridge Co. Wexford Y35CH52
Tel: 0862 071 543 Email: info@bernadettedenby.com



Entrance Porch

2.05m (6'9") x 1.73m (5'8") With laminate timber flooring and arch to:-

Hall

With laminate timber flooring and doors to:-



Sitting Room

4.07m (13'4") x 4m (13'1") With open fireplace, windows to front and side, carpet to floor

Kitchen

4.87m (16'0") x 4.1m (13'5") With eye and waist level fitted presses, stainless steel sink, electric hob & oven, extractor, ceramic floor tiles, splash back wall tiles, door to:-



Utility

2.66m (8'9") x 1.81m (5'11") Ceramic floor tiles, door to rear and door to:-

WC

1.98m (6'6") x 0.88m (2'11") With ceramic tiled floor, w.h.b. & w.c



Office

2.71m (8'11") x 2.11m (6'11") Carpet to floor

Dining Room

4.1m (13'5") x 4.08m (13'5") Carpet to floor, patio doors to side and window to front



Landing

Carpet on stairs to 1st floor landing with hot press



Bedroom 1

4.54m (14'11") x 3.05m (10'0") To the front of house, carpet to floor

Bedroom 1 Ensuite

2.89m (9'6") x 1.07m (3'6") Ceramic tiled floor, tiled shower stall with Triton T80z electric shower, w.h.b. and w.c.



Bedroom 2

3.48m (11'5") x 2.54m (8'4") To rear of house with carpet to floor and w.h.b

Bedroom 3

4.24m (13'11") x 4.14m (13'7") With w.h.b. and carpet to floor



Bathroom

2.17m (7'1") x 1.82m (6'0") Part tiled walls, w.h.b., w.c., bath with shower overhead, Triton Power Shower, part tiled walls

Bedroom 4

4.11m (13'6") x 2.9m (9'6") To the rear of the house with side and rear window, carpet to floor



Detached Garage

17m x 6.39m - Large spacious garage located to rear of the property with roller door, double glazed windows, block walls and galvanised roof.



Services

Mains esb, water, septic tank, double glazed windows and doors, oil fired central heating.

BER No:

116479320

Services

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



Features

- Four bedroom detached home
- Set on circa 0.321 acres of mature gardens
- Large detached garage to rear with roller door and side access
- Rosslare Europort 10kms & Wexford Town 14kms
- Originally a two up two down which was extended and refurbished

Directions

Google maps link from Wexford bridge to Lakeview Lodge

<https://goo.gl/maps/mwDoYtgMBumo2bHx9>

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.