



BW/R691/CK

FOR SALE BY PRIVATE TREATY

‘APPLETREE COTTAGE’ SLUICE LANE, FETHARD-ON-SEA, CO. WEXFORD Y34 W283

**Lovely 3 bed cottage with private garden in seaside village location.
Numerous beautiful beaches just minutes away!**



Guide Price: €285,000



Don't miss this rare opportunity to acquire a lovingly maintained, charming 3 bedroom cottage of c 1,200 sqft with private rear garden located right in the bustling center of the idyllic seaside village of Fethard-On-Sea, which hosts an array of amenities such as restaurants, pubs, school, shop, post office, church, petrol station and harbour. With the beautiful beaches of Grange, Baginbun and Carnivan just minutes away, this could be the holiday retreat you've been looking for! Also close by are the beautiful walking trails and walled garden of historic Tintern Abbey as well as the renowned Hook Peninsula with its famous lighthouse, attractions and sandy beaches. Easy access to towns such as New Ross 20 minute drive, Wexford c 40 minutes, Waterford City just 30 minutes via Passage East Car Ferry and Rosslare Europort c 1hr.

GREAT PERMANENT/HOLIDAY/ INVESTMENT PROPERTY!

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Conditions to be noted: 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 on as a statement of fact. The vendor does not make or give, nor is Brian Wallace Auctioneer or its staff authorized to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith are believed correct, but any intending purchaser or tenant should not rely on them as statements or inconsistency between these particulars and the contract for sale, the latter shall prevail. We do not hold ourselves responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.

Brian Wallace Auctioneer

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Accommodation:

Entrance Hall	-	6ft x 4ft 11in PVC entrance door with glass, tile flooring.
Living Room	-	18ft 6in x 14ft 6in spacious, airy room, laminate flooring.
Sitting Room	-	14ft 8in x 12ft laminate flooring.
Kitchen/Dining	-	25ft 6in x 6ft 8in tile flooring, vaulted ceiling, painted kitchen cabinets, laminate countertops with tile splash back, stainless steel sink, free-standing electric stove, fridge-freezer, back door access to rear patio and garden.
Utility Room	-	5ft 4in x 4ft tile flooring, laminate countertops, shelving, washer/dryer hookup.
Guest WC	-	6ft x 4ft 3in tile flooring, WC and WHB
Stairs/Landing	-	15ft x 3ft carpet flooring, hotpress.
Bedroom 1	-	11ft 9in x 15ft carpet flooring, vaulted ceiling.
Bedroom 2	-	12ft x 6ft 8in (with alcove 3ft 10in x 3ft 10in) carpet flooring, vaulted ceiling, built in, over-stairs storage area.
Bedroom 3	-	15ft x 8ft 3in carpet flooring, vaulted ceiling.
Bathroom	-	11ft x 5ft 10in solid wood flooring, fully tiled, bathtub with overhead Triton electric shower, WC and WHB, large window.

Property Features and Services:

- Lovingly maintained 3 bed cottage of c 1,200 sqft.
- Pretty enclosed private rear garden with patio area, mature shrubs and trees.
- Walk to all amenities and several beautiful beaches nearby.
- Parking and private side entrance to garden.
- **12 ft x 8ft** boiler house/storage shed.
- White PVC windows, plaster and painted external finish and tile roof.
- Just a short drive to the famous Hook Head Peninsula.
- New Ross is a 20 minute drive, Waterford City just 30 minutes via Passage East Car Ferry, Wexford c 40 minutes, Rosslare Europort c 1hr.
- Mains water and sewage, O.F.C.H., ESB, broadband available.

Exterior and Interior Images:

