



BW/R795/PW

FOR SALE BY PRIVATE TREATY

## THE COURTYARD BALLYCULLANE, CO. WEXFORD Y34 YP20

**Charming 3 bed home with additional old farmhouse ready to be refurbished. Original stone outbuildings, courtyard and mature gardens on c 0.6 acres in village centre location!**



**Guide Price: €345,000**

This unique 3-bedroom, 2-storey detached house of c 120 m<sup>2</sup> is situated in the centre of Ballycullane village. The property has been lovingly restored to the highest standard with new plumbing, electrics, plastering and with quality craftsmanship & décor applied throughout offering attractive and spacious living areas. The rear of the property features a courtyard with lovely original stone outbuildings, walls and a large mature garden. Additionally, there is an old-style farmhouse of c 84 m<sup>2</sup>, ready for refurbishing, ideal for several uses to suit a family or business needs.

Location is ideal, walk to the amenities in Ballycullane with supermarket, petrol station, pub, primary school etc., 10 minutes to the commercial centre of Wellingtonbridge and just minutes' drive to the beautiful beaches and attractions of the Hook Peninsula including the seaside villages of Duncannon, Fethard-On-Sea, and the famous Hook Head lighthouse. Tintern Abbey, with its wonderful walking trails & walled gardens just a short drive, JFK Park & Arboretum, Dunbrody Abbey and Killmokea House & Gardens are all on the doorstep. New Ross Town c 20 minutes, Wexford Town c 30 minutes and Waterford City c 40 minutes' drive.

**CHARM AND OPPORTUNITY IN COUNTRY VILLAGE LOCATION!**

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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.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 Property 1:

<b>Entrance Hallway</b>	- 2.15m x 1.67m PVC door with glass and laminate flooring.
<b>Sitting Room</b>	- 4.46m x 3.02m carpet flooring and wood paneled ceiling.
<b>Kitchen</b>	- 3.96m x 2.30m open plan kitchen leading to dining and living area with laminate flooring, painted Shaker-style cabinets, laminate countertop with tile splash back, integrated electric hob and oven.
<b>Dining / Living Area</b>	- 4.30m x 3.4m laminate flooring and stairs to top landing.
<b>Utility Room</b>	- 4.23m x 2.10m laminate flooring, laminate countertop with built-in cabinets, washer dryer hook-up and hot press.
<b>Guest WC</b>	- 3.04m x 1.07m tile flooring, walk-in fully tiled shower, WC & WHB.
<b>Back Porch</b>	- 3.07m x 2.30m laminate flooring, built-in storage, access to courtyard and WC.
<b>Landing</b>	- 5.77m x 1.16m carpet flooring and vaulted ceiling.
<b>Top Hallway</b>	- 5.83m x 1.20m carpet flooring, vaulted ceiling linen closet, 2 windows.
<b>Bedroom 1</b>	- 3.35m x 2.64m carpet flooring vaulted ceiling and built-in wardrobe.
<b>Bedroom 2</b>	- 4.20m x 3.31m carpet flooring, vaulted ceiling and built-in wardrobe.
<b>Bedroom 3</b>	- 4.05m x 3.26m carpet flooring, vaulted ceiling and built-in wardrobe.
<b>Bathroom</b>	- 2.53m x 2.23m tile flooring, bathtub, electric shower unit, WC & WHB.

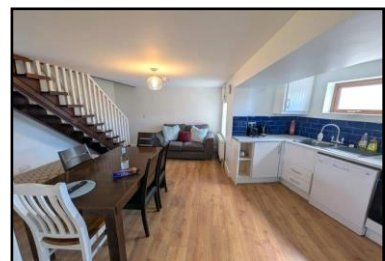
### Accommodation Property 2:

Total area of c 84 m<sup>2</sup>, originally with entrance hallway, kitchen/living area, ground floor bedroom, upstairs bedroom and bathroom. In need of total renovation.

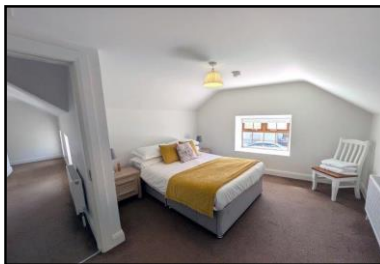
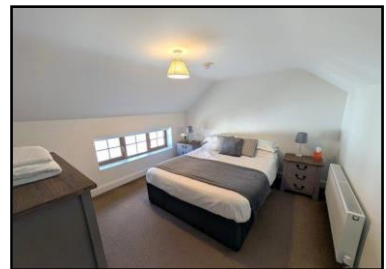
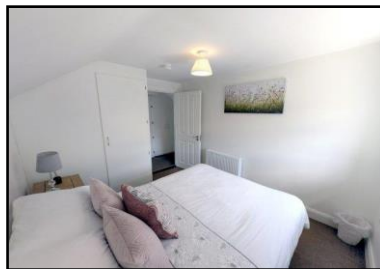
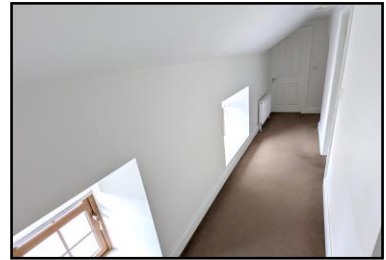
### Property Features and Services:

- Charming, recently renovated and lovingly restored turnkey property in pretty village location.
- Second property on site can be renovated for business or family needs.
- Attractive original stone sheds, walls, courtyard & large mature gardens.
- Total of 0.6 acres with plenty of off-street parking.
- Plaster and painted wall finished, slate roofing, PVC double-glazed Oak framed windows.
- Walking distance to all village amenities. 10 minutes from Wellingtonbridge with numerous amenities.
- Minutes from the beaches and attractions of the Hook Peninsula, Tintern Abbey, JFK Arboretum etc.
- 20 minutes to New Ross, 30 mins to Wexford Town, 40 mins to Rosslare Europort, 40 Waterford City.
- Mains water, septic system, O.F.C.H. and ESB. Telephone & broadband available.

### Photos Property 1:







## Photos Property 2:



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