

FOR SALE

AMV: €310,000 (Fully Furnished)

File No.E262 .CWM



Scotsland, Duncormick, Co. Wexford Y35 TD79

- Charming coastal haven located in south county Wexford a much-loved holiday home within walking distance of Duncormick Village.
- Built in 2006 this bungalow comes to market fully furnished with landscaped grounds extending to 0.39 Acres.
- Three-bedrooms, two-bathrooms extending to c. 130 sq.m. with potential to develop the large attic space.
- Accommodation comprises of an entrance hall, sitting room with open fire and feature bay window, large kitchen / dining room with sliding doors leading to the rear garden, utility room, master bedroom with ensuite complimented by a large walk-in-wardrobe, two further bedrooms and a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Scotland, Duncormick, Co. Wexford Y35 TD79

Charming Three-Bedroom Bungalow within Walking Distance of Duncormick Village

Set amidst the serene beauty of South County Wexford, this elegant three-bedroom bungalow offers an enviable blend of comfort, style, and tranquillity. Built in 2006 this much-loved holiday home rests on beautifully landscaped grounds extending to approximately 0.39 acres and is just a short stroll from the charming village of Duncormick.

From the moment you arrive, this home exudes warmth and character. Thoughtfully designed, the interior extends to c. 130 sq.m. and comes fully furnished, offering a true turnkey opportunity. The inviting entrance hall opens into a bright and spacious sitting room featuring a bay window that floods the space with natural light and an open fireplace – the perfect spot to unwind after a day exploring the countryside or coastline.

At the heart of the home lies a generous kitchen and dining area, ideal for entertaining family and friends. Sliding doors lead seamlessly to the rear garden, where mature landscaping and open skies create a peaceful setting for al fresco dining or evening relaxation. A separate utility room provides added convenience. The master bedroom suite is complete with a large walk-in wardrobe and private ensuite, while two further bedrooms and a large family bathroom offer ample accommodation for guests. The property also benefits from a large attic space with excellent potential for future development.

Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393



A Lifestyle of Coastal Walks and Country Charm

This property is perfectly positioned for those who cherish the outdoors. Duncormick Village, just a few minutes' walk away, offers a welcoming local community, traditional charm, and essential amenities. The surrounding area is rich with scenic walking routes, from tranquil country lanes and riverbank strolls to invigorating coastal treks along Wexford's unspoiled shoreline.

Just 12 minutes away, Kilmore Quay beckons with its picturesque marina, award-winning seafood restaurants, and breathtaking coastal trails that weave along sandy beaches and rugged headlands. Whether you prefer peaceful morning walks, birdwatching, or simply taking in the sea air, this location offers a lifestyle defined by nature, relaxation, and well-being.

Kilmore Quay



Location Highlights

- Duncormick Village: 350m – 1 minute drive
- Kilmore Quay: 9km – 12 minutes
- Wexford Town: 18km – 19 minutes
- Rosslare Harbour: 24km – 27 minutes
- Dublin (South): 140km – approx. 1 hour 30 minutes

This property represents a rare opportunity to enjoy the best of coastal and country living in one of Wexford's most scenic locations.

A must view.

To arrange a private viewing, please contact the sole selling agents Kehoe & Associates on 053 9144393.



ACCOMMODATION

Entrance Foye	4.75m x 1.99m	Carped flooring, chandelier.
Corridor	8.58m x 1.17	Long corridor leading to living area and bedroom quarters. Carpeted flooring. Double door access to hot-press with ample storage space, stira to attic which is floored including a Velux overhead, potential to develop as there is ample space in hallway to take a staircase.
Sitting Room	6.06m x 3.96m	Solid timber floors, open fireplace with cast iron insert and timber mantel piece, feature bay window overlooking gardens, tv points and electrical points.
Kitchen/Dining Room	7.22m x 3.30m	Tiled flooring, fully fitted kitchen with floor and eye level cabinets, ample worktop space, tiled splashback, double drainer stainless steel sink under large window overlooking rear gardens, four ring Whirlpool electric hob under extractor fan, built in Whirlpool electric oven, free standing Samsung fridge freezer, tall press with the capacity to take a fridge freezer, integrated Whirlpool dishwasher, from the dining area, sliding doors to rear garden.
Utility Room	2.27m x 1.63m	Tiled flooring, floor level cabinet, free standing Whirlpool freezer, Flavel 6kg washing machine and Creda dryer, ample worktop space with tiled splashback, control timer for oil fired central heating system. Door to rear garden.





ACCOMMODATION

Master Bedroom	4.64m x 3.95m	Timber laminate flooring, feature bay window overlooking front gardens.
<i>Double doors leading to:</i>		
Walk in wardrobe	3.29m x 2.35m	Timber laminate flooring, open shelves and rails, window overlooking front garden. (potential for a nursery or 3 rd bedrooms)
En suite	2.30m x 1.46m	Tiled flooring, floor to ceiling tile surround, enclosed shower with electric T90sr, w.h.b with mirror and lighting overhead, w.c.
Bedroom 2	3.42m x 3.33m	Double bedroom with timber laminate flooring, large window overlooking rear garden.
Family Bathroom	3.30m x 2.42m	Bedroom 3/Home Office flooring, floor to ceiling tile surround. Free standing bath with chrome faucet and shower head, separate shower pressure pump chrome faucet shower head, w.h.b. with mirror and lighting overhead and bidet and w.c.
Bedroom 3/Home Office	3.28m x 2.34m	Timber laminate flooring, window overlooking front garden

Total Floor Area: c. 130 sq.m / 1,076 sq.ft





Features

- Built in 2006
- Extending to c. 130 sq.m.
- Three bedrooms / Two bathrooms
- Fully furnished
- Large attic with development potential
- Walking distance to Duncormick Village
- Short drive to beaches, restaurants & coastal walks

Outside

- Landscaped gardens extending to 0.39 acres
- Gated stone driveway
- Free standing large Adman Steel Shed suitable for car storage or workshop
- Separate garden shed
- Gravel driveway
- Enclosed boundaries

Services

- Mains water
- Treatment plant system
- OFCH
- Fibre broadband
- Telephone line

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Directions: Eircode: Y35 TD79



Building Energy Rating (BER): D1 BER No. 107088387

Energy Performance Indicator: 229.53 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents.

Sales Agent

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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141