



FOR SALE BY PRIVATE TREATY

## DANESCASTLE, BANNOW CO WEXFORD Y35 E283

**4-bed dormer-style home in village centre.  
All amenities on doorstep & just minutes to beach!**



**BER C3**

**Guide Price: €375,000**

This beautifully presented 4-bed Dormer-style residence of c 193 m<sup>2</sup> is sitting on c 0.35 acres nicely landscaped grounds with views of Forth Mountain and is in perfect condition throughout. Location is ideal, right across from the Play & Montessori school and within a minute stroll to all amenities of the village of Carrig-on-Bannow including primary school, church, village shop, takeaways, café/bistro, dry cleaner and 2 pubs. Many more excellent amenities of Wellingtonbridge as well as beautiful Cullenstown Strand and historical Bannow Bay only minutes away. New Ross and Wexford Town c 30 minutes' drive, Rosslare Euro Port c 40 minutes and Waterford City c 50 minutes.

**A PRISTINE FAMILY HOME!**

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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.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 Hallway** - **3.91m x 2.80m** porcelain tile flooring, PVC entrance door with glass feature and side lights, ornate coving and ceiling rose and painted wooden handcrafted staircase with carpet steps.

**Inner Hallway** - **1.00m x 5.26m** porcelain tile flooring, ornate coving and ceiling rose, access to downstairs bathroom.

**Living Room** - **3.86m x 4.24m** laminate wood flooring, ornate coving and ceiling rose, metal and granite fireplace with granite hearth and painted wood mantel, Bay window overlooking front yard.

**Sitting Room** - **3.76m x 4.67m** laminate wood flooring, ornate coving and ceiling rose, metal and granite fireplace with granite hearth and painted wood mantel, Bay window overlooking front yard.

**Kitchen / Dining** - **3.77m x 7.01m** open floor plan, porcelain tile flooring, coved ceiling and ceiling rose, painted solid wood eye-and waist level kitchen cabinets with black forged metal handles, laminate countertops, stainless steel sink unit with tile splash back, 5-ring gas hob with overhead extractor fan, double electric oven, dishwasher, window overlooking mature rear garden, open to sun lounge and door access to utility room / back porch.

**Sun Lounge** - **3.51m x 3.75m** porcelain tile flooring, vaulted and painted wood panel ceiling with ceiling fan, wrap around windows with views of mature garden and French doors to front wooden patio.

**Utility Room** - **2.25m x 2.45m** porcelain tile flooring, built-in cabinets (to match kitchen), laminate countertop, washer hook-up, large fridge/freezer (not included in sale) and PVC back door with glass insert to rear wooden patio.

**Bathroom** - **2.38m x 2.47m** fully tiled, bathtub, coved ceiling, WC and WHB.

**Top Landing** - **4.91m x 5.30m** carpet flooring, coved ceiling and ceiling rose, dormer window, fully shelved hot press / linen closet and access to attic.

**Bedroom 1 (up)** - **3.69m x 4.33m** laminate flooring, vaulted and coved ceiling with ceiling rose, and dormer window with views of front yard.

**Bedroom 2 (up)** - **3.85m x 4.00m** laminate flooring, vaulted and coved ceiling with ceiling rose and end gable window.

**Bedroom 3 (up)** - **3.31m x 4.71m** laminate flooring, vaulted and coved ceiling with ceiling rose, dormer window with views of front yard and en-suite.

**En-Suite** - **1.50m x 2.08m** fully tiled, coved ceiling, enclosed electric Triton T90 shower, WC and WHB.

**Bedroom 4 (up)** - **2.62m x 3.77m** currently used as office / exercise room, laminate flooring, vaulted and coved ceiling with ceiling rose and skylight.

**Bathroom (up)** - **2.21m x 2.62m** fully tiled, vaulted and coved ceiling with skylight, enclosed Triton T90 electric shower, WC and WHB.

## **Property Features and Services:**

- 4-Bed Dormer-Style Residence in ideal location – walk to all amenities.
- C 193 sq m beautifully presented living space in immaculate condition.
- Wall, piers and gated entry way to front paved yard.
- White double glazed PVC windows, PVC external doors and slate roof.
- Beautifully landscaped and easy maintenance rear garden with wooden garden shed 2.50m x 2.50m, wooden rear and side patio.
- Walk to all village amenities and schools.
- Within minutes' drive to several local sandy beaches and historical sites.
- The commercial center of Wellingtonbridge just a 5-minute drive.
- Kilmore Quay fishing village c 15 minutes, Wexford & New Ross c 30 minutes.
- Rosslare Europort c 40 minute and Waterford City c 50 minutes away.
- Serviced by mains water & sewerage, ESB, O.F.C.H. and 2 fireplaces. Telephone and Fiber Optic Broadband available.

## Exterior and Interior Photos:

