



BW/R799/DSC

FOR SALE BY PRIVATE TREATY

**‘LAMAR HOUSE’, 2 TINTERN COURT,
BALLYCULLANE, CO WEXFORD Y34 R573**
**4 bed bungalow with detached garage on c 0.8 acres
of enclosed grounds. Walk to village!**



BER C2

Guide Price: €395,000

Immaculate 4-bedroom detached bungalow of c 150 sqm with detached garage of c 20 sqm, expansive front and rear lawn areas with shrubs and vegetable beds, privately enclosed by mature hedging. Build in c 2004, this property is situated within walking distance to the centre of Ballycullane village with primary school, local sports grounds, super market & petrol station and pub. Located within only 10 minutes drive to historic Tintern Abbey with its extensive walking trails & beautiful Colclough walled garden and the sandy beaches of Duncannon & Fethard-on-Sea. The stunning coastline of the Hook Head Peninsula and New Ross Town with the Dunbrody Famine Ship are only c 15 minutes drive, Wexford Town and Waterford City ca 30 minutes away.

IDEAL FAMILY / RETIREMENT 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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.

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Accommodation:

Entrance Hall - 4.48m x 1.78m laminate flooring and white PVC entrance door with glass insert and sidelights.

Inner Hallway - 10.85m x 1.17m laminate flooring and access to attic.

Living Room - 5.46m x 4.15m laminate flooring, metal and wood fireplace with solid fuel stove insert and granite hearth, Bay window and wood and glass French doors to kitchen / dining room.

Kitchen/Dining - 6.88m x 3.56m open plan with tile flooring, recessed lighting in kitchen, solid wood country kitchen, laminate counter tops, stainless sink, tile splash back, 5-ring gas hob, eye-level electric double oven, dishwasher, fridge/freezer, PVC and glass French doors to concreted side patio and door access to utility room.

Utility Room - 2.76m x 2.17m tile flooring, laminate countertop, washer/dryer hook-up and PVC and glass back entry door.

Bedroom 1 - 3.53m x 3.19m laminate flooring.

Bedroom 2 - 3.53m x 3.19m laminate flooring.

Bedroom 3 - 4.81m x 4.18m laminate flooring, built-in wardrobe, Bay window.

Bedroom 4 - 4.21m x 4.17m laminate flooring, built-in wardrobe and en-suite.

En-Suite - 3.53m x 1.46m tile flooring, fully tiled walls, enclosed electric shower unit, WC and WHB.

Bathroom - 3.53m x 2.46m tile flooring, fully tiled walls, enclosed shower unit, bathtub, WC and WHB.

Property Features:

- Immaculate 4-Bedroom detached Bungalow of c 150 sq m.
- **Detached garage 4.58m x 4.24m** with slate roof, roll-up door & window.
- Piers and wooden gates kerbed and gravel driveway with ample parking.
- Fully landscaped private front and back lawn areas with hedging, shrubs and trees and separate lawn area across the street.
- White PVC fascia and soffit and double-glazed windows.
- Slate roof, double block cavity walls, plaster and painted finish.
- Walk to the centre of Ballycullane village (less than 1km) with supermarket, petrol station, primary school, GAA sports park, church, pub etc.
- Easy commute to the towns of New Ross and Wexford and Waterford City.
- Only minutes to beautiful coastlines and beaches.

Services:

Mains water, septic system, E.S.B., O.F.C.H. and solid fuel stove. Telephone and broadband available.

TO ARRANGE A VIEWING OR TO FIND OUT MORE INFORMATION ON THIS PROPERTY –
PLEASE CONTACT:

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Exterior and Interior Photos:

