



BW/R751/KD

FOR SALE BY PRIVATE TREATY

QUAY ROAD, DUNCANNON, CO. WEXFORD Y34 XA39

**4 Bed / 2 Bath detached House of c 124 m² in prime
Seaside Location with Harbour and Estuary Views!**



Guide Price: €415,000

Nestled in the picturesque seaside village of Duncannon, just meters from famous Duncannon Fort, Harbour and amazing blue flag Duncannon Strand, this fully detached 2-storey property, built in c 2003, offers a rare opportunity to secure a property in a prime location. The property comes to the market in turn-key condition with bright and spacious living spaces and elevated rear walled-in lawn area with concrete patio and fabulous Harbour and Estuary views. This would make a lovely home or the ideal lock-up-and-go holiday home / investment property. Walk to gastropubs and all other amenities including large playground, tennis court and basketball/soccer court. Duncannon is located on the renowned Hook Peninsula with its beautiful coastline and numerous countryside attractions such as Tintern Abbey and walking trails, Kennedy Park Arboretum, famous Dunbrody House and easy access to the town of New Ross with Waterford City and Waterford Greenway c 30 minutes via Passage East Car Ferry!

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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.

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Accommodation:

Entrance Hallway - 4.25 m x 2.35 m PVC entrance door with sidelights, semi-solid Oak wood flooring and wooden staircase with built-in under stairs storage.

Kitchen / Dining - 6.05 m x 3.60 m open plan with semi-solid Oak wood flooring and Bay window in dining area and tile flooring in kitchen, recessed lighting, fully fitted kitchen, laminate counter tops with tile splash back, double stainless sink, electric hob with overhead extractor fan, eye-level electric oven & grill, fridge/freezer, dishwasher and breakfast bar.

Utility Room - 2.62 m x 1.49 m tile flooring, laminate counter top, washer / dryer hook-ups, hot water tank and back door access.

Shower Room - 1.78 m x 1.78 m tile flooring, heated towel rail, fully enclosed Triton power shower, WC and large WHB with under sink cabinet.

Bedroom 1 - 3.62 m x 3.14 m semi-solid flooring and Bay window.

Bedroom 2 - 2.93 m x 2.71 m semi-solid flooring.

Top Landing - 4.20 m x 1.90 m solid wood flooring and access to attic.

Living Room - 6.00 m x 3.65 m solid flooring, recessed lighting, Bay window and side windows with fabulous views over Duncannon Harbour and Estuary.

Bedroom 3 - 4.22 m x 3.00 m semi-solid flooring and views of Estuary and garden.

Bedroom 4 - 3.58 m x 3.00 m solid wood flooring and Bay window.

Bathroom - 2.41 m x 1.80 m tile flooring, heated towel rail, fully enclosed Triton power shower, WC and large WHB with under sink cabinet.

Property Features:

- 4 Bed / 2 Bath detached 2-storey house of c 124 sq m in prime center village location.
- Fabulous Harbour and Estuary Views.
- Rear patio area with great afternoon sun exposure and views.
- White fascia, soffits and double-glazed PVC windows.
- Plaster and painted external finish and slate roof.
- Walled entryway and paved driveway with ample parking.
- Solid built **storage shed 4.46 m x 2.37 m**.
- Just right at Duncannon Fort, Harbour and the blue flag Duncannon Strand.
- In the heart of Duncannon village, walk to all amenities, restaurants / pubs and beach.
- In close proximity to Hook Lighthouse and Tintern Abbey walking trails.
- Easy access to Waterford City via passage East car ferry.
- Perfect family home / vacation retreat.

Services:

Mains water, mains sewerage, ESB and O.F.C.H.
Sky TV, telephone and Broadband available.

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

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Exterior and Interior Images:

