



BW/R735/DW

FOR SALE BY PRIVATE TREATY

MAIN STREET, CAMPILE, CO WEXFORD Y34 Y2T9

**Turnkey 4 bed detached residence
with large private rear garden in thriving village center!**



Guide Price: €295,000

BER E2

This spacious 4-bedroom detached home of c 132 sqm with large private rear garden featuring lawn and patio area is in excellent, turnkey condition throughout. Situated in the center of the thriving village of Campile, with all local amenities available (shops, supermarket, pharmacy, DIY, pubs, primary school, etc.). The various attractions and numerous beaches of the Hook Peninsula are just a short drive away, as well as easy access to John F. Kennedy Arboretum, Slievecoillte and Dunbrody Abbey. Just 15 minutes from New Ross town and the new N25 bypass makes an easy commute to Waterford City. This well-appointed property, with its proximity to all amenities and attractions is a must-view and not to be missed.

PROPERTY IN EXCELLENT LOCATION AND CONDITION!

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responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.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	-	5.3m x 1.8m linoleum wood effect flooring, PVC entry door with sidelights and porthole, recessed lighting and wooden staircase with wooden handrail, carpet steps and under stairs storage.
Side Porch	-	3.3m x 1.5m linoleum flooring, large window, side door with glass feature and access to inner hall and shower room.
Living Room	-	4.5m x 3.9m laminate flooring, built-in shelving, wood & marble surround fireplace with solid fuel stove insert.
Kitchen/Dining	-	5.5m x 3.2m linoleum tile effect flooring, solid Walnut shaker-style kitchen cabinets, laminate countertops, tile splash back, free standing double oven with 4-ring gas top and eye-level grill, dishwasher, fridge/freezer and sliding doors to sun lounge.
Sun Lounge	-	3.6m x 3.4m tile flooring, flat ceiling, views and door access to private rear garden.
Utility room	-	3.3m x 3.2m linoleum flooring, laminate counter tops, built-in cabinets and washer/dryer hookup.
Shower Room	-	3.0m x 1.5m tile flooring, half tiled walls, large electric wet shower area, WC and WHB.
Office/Study	-	5.1m x 3.0m carpet flooring.
Top Landing	-	4.6m x 1.8m carpet flooring, hot press and access to attic.
Bedroom 1	-	3.3m x 3.1m carpet flooring.
Bedroom 2	-	3.8m x 2.1m carpet flooring.
Bedroom 3	-	3.8m x 2.0m carpet flooring and built-in wardrobes.
Bedroom 4	-	3.5m x 3.1m carpet flooring.
WC	-	2.0m x 1.4m tile flooring, WC and WHB.

Property Features and Services:

- Turnkey 4 bed detached home of c 132 sqm in central village location.
- Bright sunroom with direct access to a very private landscaped rear garden with lawn, raised patio area and garden shed.
- Tile and flat roof, double glazed white PVC windows, fascia and soffits.
- Plaster and painted exterior finish.
- Paved driveway and off-street parking for 3 cars.
- Walk to many village amenities such as pubs, restaurants, take-aways, Centra supermarket, hardware store, garden center, pharmacy etc.
- Minutes to Horeswood primary schools and sports centre.
- Close to the secondary schools of New Ross and Ramsgrange.
- Easy commute to New Ross Town and Waterford City.
- Mains water and sewerage, O.F.C.H, solid fuel stove and ESB. Sky TV, Telephone and Broadband available.

External and Internal Images:

