

FOR SALE

AMV: €385,000

File No. c740.CWM



‘Mountain View’, Clonmines, Wellingtonbridge, Wexford

- Complete privacy, peace, and seclusion yet only 3km from Wellingtonbridge and 25km to Wexford town and New Ross town.
- Bannow Bay Shoreline walks only 1km from this special location.
- Situated on c. 1-acre site with multiple al-fresco dining aspect potential.
- 3-bedroom, 2-bathroom bungalow, extending to c. 238 sq.m. / 2,562 sq.ft.
- Potential to extend living space on the first floor with an additional 86 sq.m
- Stone wall entrance, granite finishes, solid oak floors, porcelain tiles, solid oak shatter kitchen, granite worktop.
- Acc: entrance hallway, sitting room, kitchen/ dining / living room, sunroom (games room), utility, 3 large bedrooms, one en-suite and family bathroom.
- Viewing strictly by prior appointment with the sole selling agents only



**Kehoe
& ASSOC.**

‘Mountain View’, Clonmines, Wellingtonbridge, Co. Wexford

A rare opportunity to acquire a property less than five years old with high quality finishes and potential to create your own space. Located in the picturesque location of Bannow Bay, where the shore walkway is only 1km from your doorstep, pony trek trails and tons of Wexford beaches await. The accommodation is well proportioned, bright & spacious and laid out over c. 2,562 sq.ft. / 238 sq.m with high quality finishes. Solid oak floors, oak doors, skirting and architrave throughout. Internally the accommodation is characterised by space and light with features such as double-height vaulted ceilings in the entrance hall. The kitchen, dining and living room at the heart of the property is spacious and bright with dual aspect to the front and the rear of the property. The kitchen is a solid oak shaker style kitchen with granite worktops and floating island with wrap around walnut table.

There is potential to extend the living space on the first floor. This is floored and hosts multiple velux windows, to include a gym c. 44 sq.m and separate office c. 36 sq.m. bring the total floor area of the property to c. 324 sq.m. / 3,434 sq.ft.

Location:

The location is central to Wellingtonbridge, within 4km of all amenities at Wellingtonbridge village including, restaurants, pubs, pharmacy, post office, SuperValu shop, garden centres, schools, church and the stunning Bannow Bay Estuary.

Wellingtonbridge itself is only 25 minutes’ drive from Wexford town and New Ross. Internally the accommodation is characterised by space and light with features such as double-height vaulted ceilings, two sets of French doors in kitchen/dining area leading out to extensive decking.

Viewing comes highly recommended and is strictly by prior appointment with the sole selling agents. To arrange a suitable viewing time, contact the sole selling agents, Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.



ACCOMMODATION

Entrance Hallway	6.65m x 2.58m	With vaulted ceilings, solid oak floors, plenty of space for a staircase to existing first floors landing.
Sitting Room	4.57m x 4.17m	Feature stone fireplace, solid oak doors and t.v. points.
Kitchen / Dining / Living Room	8.86m x 5.76m	Solid oak shaker style kitchen, wall and floor units with granite worktop, stainless steel double sink, granite splashback and wall finishes. Bosch appliances including double electric oven, 4 ring electric hob with extractor fan overhead and American style fridge freezer. Henley stove with 25kw back boiler wrapped in a stone feature fireplace and t.v. points. Porcelain tiled floors throughout.
Back Porch	3.29m x 1.08m	Porcelain tiled floors and door leading to the rear of the property
Utility Room	3.28m x 1.97m	Fitted wall and floor units, nearly new Bosch washing machine and dryer. Counter top with built in stainless steel sink unit.
Sunroom/ Games Room	4.97m x 4.55m	Porcelain tiled floors and French doors leading to the rear of the property.
Hotpress	2.89m x 2.06m	Hotpress with dual fuel immersion, Joules with 300lt capacity supplemented by the solar panels on the roof. Solid oak flooring and ample space for shelving.
Master Bedroom	6.98m x 5.44m	Solid oak flooring, large walk in wardrobe, t.v. point. En-suite with w.c, w.h.b. unit with single drawer and overhead touch lighting mirror, large corner bath. Separate shower
Bedroom 2	3.97m x 3.56m	Solid oak flooring, two t.v. points and multiple electric sockets.
Bedroom 3	3.97m (max) x 4.87 (max)	Solid oak flooring, two t.v. points and multiple electric sockets.
Family Bathroom	3.25m x 2.44m	With w.c, w.h.b. unit with double drawers and overhead touch lighting mirror, large corner bath. Separate shower with power shower. Tiled floor and tiled full wall surround.

Total Floor Area: c. 238 sq.m. / 2,562 sq.ft.





Features

- Short 1km walk to Bannow Bay shoreline walks.
- Complete privacy, peace and seclusion.
- Modern and spacious family home
- 3km to all village amenities including SuperValu, restaurants, pharmacy, pubs, shops, church, school, post office & the Bannow Bay Estuary.
- Potential to expand into first floor with 2 multipurpose rooms which are floored, total c. 86 sq.m / 926 sq.ft.

Outside

- c. 1 acre site ready for garden development
- Car garage c. 23 sq.m. with roller door access and internal fire door access to main property
- Ample parking space
- Large private area to the rear.
- Pump house with pressure pump feeding the property.
- Boiler house, potential to install OFCH or Heat Pump system.

Services

- Treatment system.
- Mains water.
- ESB
- Alarm
- Broadband
- uPVC windows
- BB
- Initial works to install heat recovery system is prepared

Directions: In Wellingtonbridge village take the R733 west toward Ramsgrange / Arthurstown, passing Wallaces of Wellingtonbridge on your right. Continue for approx. 2.8km taking the left-hand turn onto Clonmines, (For Sale directional signpost). Immediate Y in the road stay right hand the property is located 1.4km on the right-hand side. For Sale Sign. Eircode: Y35A093



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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Building Energy Rating (BER): B3 BER No.: 114117963

Energy Performance Indicator: 149.01 kWh/m²/yr

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

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