

# FOR SALE

AMV: €175,000

File No. c851.CWM



## No. 2 Castlevue, Barrystown Wellingtonbridge, Co. Wexford

- **Countryside cottage only 3km from Wellingtonbridge, where the area is surrounded by a host of sandy beaches.**
- **3 bedroom, 2 bath semi-detached residence in beautiful rural location.**
- **Extending to c. 100 sq.m. / 1,076 sq.ft. that combines bright and well-appointed living space.**
- **Ideal family home or holiday retreat property**
- **Acc. briefly comprises; entrance porch, hallway, living/dining room, kitchen, family bathroom and bedroom at ground floor level. Spacious landing, 2 bedrooms and shower room at first floor level.**
- **Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393**



**Kehoe  
& ASSOC.**



## 2 Castlevew, Barrystown,

This family home extends to c. 100 sq.m. / 1,076 sq.ft. A semi-detached country cottage sitting on a fabulous site. In a lovely rural location in Barrystown, Wellingtonbridge, Co. Wexford. This would also make a superb holiday getaway being situated only minutes from the attractions of gorgeous sandy beaches of The Bannow & Hook Peninsula. Less than 10 minutes from the beautiful Cullenstown Strand and the unspoilt countryside and coastlines of The Bannow Peninsula. Just 20 minutes to Wexford town, 20 minutes to New Ross, 40km to Waterford City and Rosslare Europort is 45 minutes away. This 3 bedroom, 2 bathrooms extends to c. 100 sq.m. / 1,076 sq.ft.

This 3 bedroom, 2 bathroom extends to c. 100 sq.m. / 1,076 sq.ft. that combines bright and well-appointed living space. The spacious living room is the welcoming heart of this property with a feature solid stove fireplace and timber cladded wall – it is both warm and inviting. The downstairs bedroom and family bathroom allows for bungalow living. Outside is spacious and protected by mature boundaries.

Accommodation comprises of an entrance porch, hallway living dining room, kitchen, family bathroom, bedroom on the ground floor, upstairs a spacious landing and two further bedrooms with a shower room.

For further details and appointment to view contact the sole selling agents Wexford Auctioneers, Kehoe & Assoc. 053 9144393.



## ACCOMMODATION

Entrance Porch	1.80m x 1.20m	Timber laminate flooring. Glass door leading to:
Hallway	4.40m x 1.15m	Timber laminate flooring.
Living /Dining Room	6.80m x 3.00m	Timber laminate flooring, solid fuel stove built into a cast iron surround fireplace & timber surround with tiled hearth.
Kitchen	3.20m x 3.00m	Tiled flooring, built-in floor and eye level units, built-in oven, 4-ring gas hob with overhead extractor fan, stainless steel sink unit, tiled splashback. Door leading to rear garden.
Inner Hallway	6.00m x 1.00m	Hotpress, dual immersion, shelved storage space.
Family Bathroom	3.00m x 1.5m	Tiled flooring, half-wall tiled surround, corner bath, w.c. & w.h.b.
Bedroom 3	3.10m x 3.00m	Timber laminate flooring. Overlooking rear garden.
Timber stairs to first floor		
Spacious Hallway	5.10m x 1.80m	Timber board flooring, storage to eaves.
Bedroom 2	3.50m (max) x 3.10m (max)	Timber flooring, built-in wardrobes, bay window overlooking rolling countryside.
Bedroom 3	3.80m x 3.50m	Timber flooring, attic access.
Shower Room	2.80m x 1.58m	Timber flooring, corner shower stall with Triton T90z electric shower. With w.c., w.h.b., Velux window

**Total Floor Area: c. 100 sq.m. (c. 1,076 sq.ft.)**







## FEATURES

- Beautiful cottage in rural location.
- Minutes drive from sandy beaches
- 3 bedroom, 2 bathroom
- Extends to c. 100 sq.m. / 1,076 sq.ft
- Well-maintained and presented

## OUTSIDE

- Kerbed and tarmac driveway
- Gardens in lawn to front
- Splayed walled entrance.
- Window shutters giving country cottage feel
- Side access to rear garden
- Garage

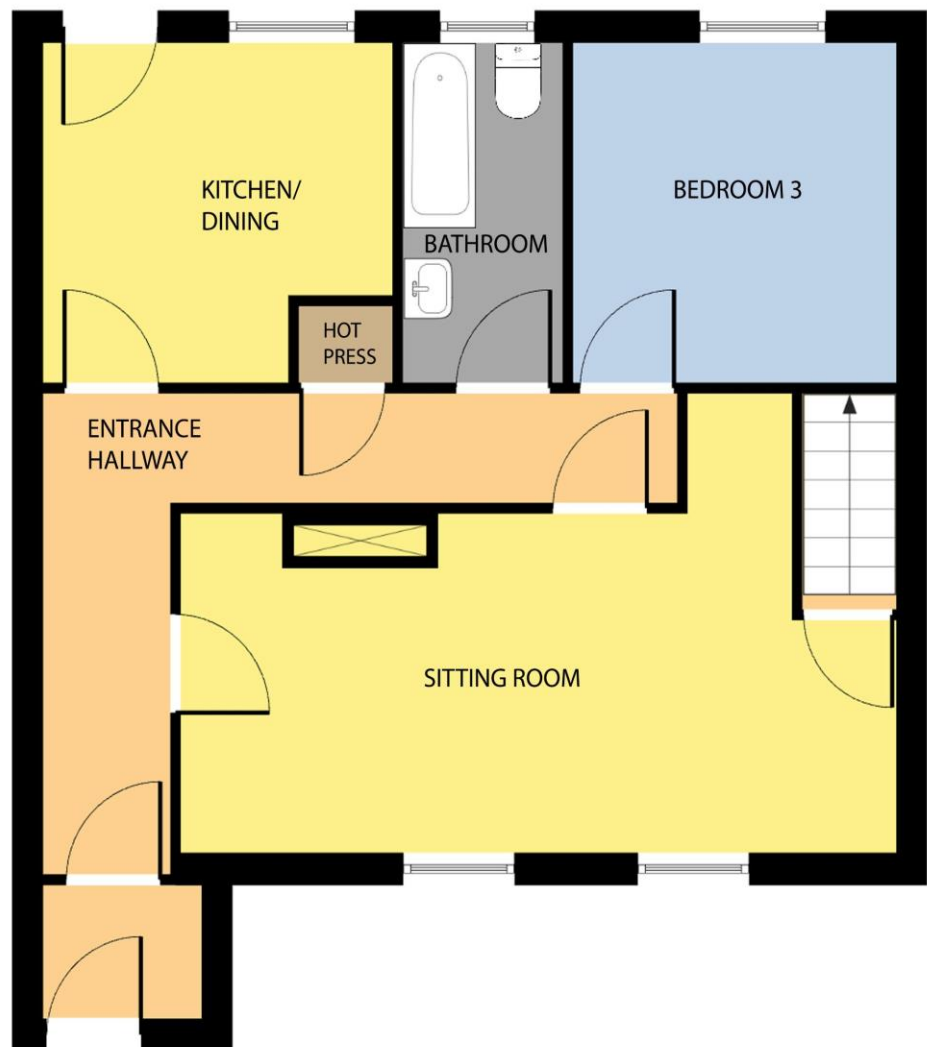
## SERVICES

- OFCH – new boiler installed recently
- Septic Tank
- Broadband.
- Mains water
- Mains electricity

**DIRECTIONS:** From Wellingtonbridge on the R733 take the turn onto the R736 passing Tir na nÓg bar and restaurant. Remain on this R736 for 1.4km then take a left turn (directional sign) just ahead of the Bannow Bay viewing point. At the next T junction take a right onto Grantstown Road and in 400m at the in the Y of the road stay left (directional sign). The property for sale is 300m down this road on the right-hand side. Eircode Y35PX81



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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FIRST FLOOR



**Building Energy Rating (BER): C2    BER No. 114537020**  
**Energy Performance Indicator: 191.3 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**  
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