

FOR SALE

AMV: €260,000 (Furnished)

File No. c904.BF



No. 19 Lakeside, Our Lady's Island, Co. Wexford

- Attractive 3 bedroomed detached bungalow situated as the name suggests beside Our Lady's Island Lake right in the centre of the village. Just a short stroll from the local shop, pub, church, vibrant Community Centre, lakeside walk and the renowned Our Lady's Shrine.
- The fabulous sandy beach at Carne and the south Wexford coastline with endless kilometres of natural dunes to ramble is only 3 km away.
- This is an ideal coastal retreat or family home close to excellent fishing facilities, coastal walks, famous birdwatching sites, a choice of sandy beaches, village amenities and local schools.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe
& ASSOC.**

No. 19 Lakeside, Our Lady's Island Co. Wexford

GENERAL DESCRIPTION: No. 19 Lakeside is a spacious 3 bedroomed detached bungalow situated as the name suggests beside Our Lady's Island Lake right in the centre of the village. Just a short stroll from the local shop, pub, church, vibrant Community Centre, lakeside walk and the renowned Our Lady's Shrine. The fabulous sandy beach at Carne and the south Wexford coastline with endless kilometres of natural dunes to ramble is only 3 km away. This is an ideal coastal retreat close to excellent fishing facilities, coastal walks, famous birdwatching sites and a choice of sandy beaches. The property has been well maintained and tastefully decorated with good quality finish throughout. It is presented to the market in excellent condition it is offered for sale fully furnished and ready for immediate occupation. This spacious property would also make an excellent family home in a convenient village centre location close to amenities and within easy reach of local schools.

Viewing comes highly recommended contact Wexford Auctioneers Kehoe & Associates
053 9144393



ACCOMMODATION

Entrance Hallway	4.60m x 1.63m	With timber floor.
Sitting Room	3.71m x 3.93m	With feature box window, open fireplace, timber floor and double doors to:
Kitchen	4.77m x 3.61m	With excellent range of floor and eyelevel units, electric cooker, washing machine, part-tiled walls and timber floor. Feature glazed window and sliding patio doors to rear garden.
Inner Hallway	3.61m x 1.06m	With timber floor.
Bathroom	3.62m x 1.87m	Tiled shower stall with power shower, bath, w.c, w.h.b, part tiled walls and tiled floor.
Bedroom 1	3.63m x 3.57m	With built-in wardrobes and shower room ensuite.
Ensuite	2.70m x 0.87m	Tiled shower stall with electric shower, w.c, w.h.b and tiled floor.
Bedroom 2	4.20m x 2.69m	With built-in wardrobes.
Bedroom 3	3.33m x 2.98m	With built-in wardrobe and book shelving.

Total Floor Area: c. 112 sq.m. (c.1,205 sq.ft.)





Features

- Convenient village centre location
- Adjacent to Our Lady's Island Lake
- Sandy beach at Carne only 3 km
- Close to some lovely coastal walks

Outside

- Concrete drive with ample parking
- Enclosed rear garden
- Extensive decking
- 2 x Barna shed

Services

- Mains water
- Mains electricity
- Mains drainage
- OFCH

Note: All carpets, curtains, blinds, electrical appliances, light fittings and furniture are included in the sale. All ornaments, pictures and personal items are expressly excluded from the sale. Closing Date – 10 days after the grant of Probate.

Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: Proceed to Our Lady's Island village passing the church and shop/pub on the left-hand side and Lakeside is the first development on the left. Proceed into the development keep right, take the 2nd cul-de-sac on the left and No. 19 is on the right-hand side. For Sale Sign. **Eircode: Y35 AK50**

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): D2
BER No. 102249190
Energy Performance Indicator: 287.78 kWh/m²/yr

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

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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141