

FOR SALE

AMV: €345,000

File No.d180CWM



Sunflower Lodge, Tullycanna, Ballymitty, Co. Wexford

- Rural countryside escape surrounded by biodiversity fields and nearby a host of sandy beaches.
- Located only 2km off the Newline R733 road and 15 minutes from Wexford town.
- Built in 2003, with four bedrooms and two bathrooms.
- Presented in excellent condition extending to c. 153 sq.m / 1,650 sq.ft.
- Accommodation briefly comprises of entrance hall, sitting room, kitchen / dining room, utility room, corridor to bedroom accommodations with four bedrooms, master ensuite and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

Sunflower Lodge, Tullycanna, Ballymitty, Co. Wexford

Sunflower Lodge is situated at Tullycanna and easily accessed, only 2km off the Newline Road (R733) Wexford to Arthurstown route. A short 15 minutes driving distance into Wexford Town at the Wexford Ring Road where major routes to Dublin via the M11 and western routes to Waterford / Cork. This is a very central location approximately 7km from Wellingtonbridge, 6km from Cleariestown and 6km from Duncormick. The sandy beaches of Kilmore Quay, Duncannon and Bannow Bay are all within a short 20 minute drive away.

The bungalow is presented to the market in excellent condition and occupies an extensive site extending to c. 1.13 acres. Laid out in lawn surrounding the dwelling house, a gated driveway, a dog run, adman shed and space for gardens or play areas. Inside the property is well laid out with a spacious entrance hallway including enclosed storage space, a large sitting room with feature bay window overlooking front gardens and double doors leading to the kitchen/ dining area. The living accommodation has a natural flow and carefully maintained by the present owners. The corridor to the bedrooms offers private sleeping quarters. The master bedroom features a bay window and ensuite, there are three further bedrooms and a family bathroom. This property would make a super home for a first time buyer or indeed for anyone seeking to relocate to the countryside with easy access.

Viewings come highly recommended to arrange an appointment please contact the sole selling agents, Kehoe & Assoc. on 053 9144393





ACCOMMODATION

Entrance Hallway	6.73m x 2.09m	Tiled flooring, dual aspect lighting, large storage cupboard with lots of hanging space and shelves, door leading to sitting room.
Sitting Room	6.4m x 4.76m	Timber oak floor with solid fuel stove with black granite surround and stone mantle piece, tv points electric points, large bay window over looking front garden, feature glass brick internal wall light funnels and double doors leading to kitchen dining area.
Kitchen/ dining	6.33m x 4.62m	Solid timber oak flooring, floor and eye level kitchen cabinets, ample counter space, double drain stainless steel sink under window over looking rear garden, Zanussi 4 ring hob with extractor fan over head, Siemens dishwasher, Baumatic double oven, Whirlpool fridge freezer, centre island with elevated breakfast counter, French doors leading to rear garden.
Utility Room	2.57m x 1.77m	Tiled flooring with built-in shelves and counter space with space for washing machine and dryer, door leading to rear garden.
Corridor to bedrooms	7.74m x 1.16m	Tiled floors
HotPress		Double door dual fuel immersion with loads of shelving and storage space, tiled flooring and hatch for attic access.
Master Bedroom	4.73(Max) x3.98m	Engineered timber flooring, feature bay window overlooking front garden, triple wardrobes with hanging rails , shelves, drawers and mirrors.
En Suite	2.24m x 1.15m	Tiled floor with tiled wall surround, Shower stall with Triton t90sr, w.h.b with mirror over head, chromed towel rail and w.c.
Bedroom 2	3.28m x 3.27m	Engineered timber floors, built-in wardrobe with shelves, rails and drawers, bay window overlooking rear garden.
Bedroom 3/ Home office	3.27m 2.42m	Carpeted flooring, whb with mirror overhead, window overlooking rear garden.
Bedroom 4 (front)	4.17m x 2.82m	Engineered timber flooring with two windows overlooking front garden and built in wardrobes with shelves and rails .
Family Bathroom	3.25m x 2.27m	Tiled flooring, tiled wall surround, free standing bath with chrome fosset and shower head, seperate corner shower as200xt, w.c, w.h.b with light, mirror and shelving overhead , chrome radiator and towel rail.

Total Floor Area: c. 153 sq.m / 1,650 sq.ft.



Features

- Choice of nearby beaches
- Only 15 minutes from Wexford town
- 4 bedrooms, 2 bathrooms
- Extending to c. 153 sq.m. / 1,650 sq.ft.
- Built in 2003
- Only 600mtrs to Stafford's Pub

Outside

- Spacious site extending to c. 1.13 acre
- Gated driveway
- Dedicated dog run
- Adman steel shed

Services

- Private Well
- Septic Tank
- OFCH
- Broadband

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

DIRECTIONS: Eircode Y35WN30









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): C3 BER No. 115224974
Energy Performance Indicator: 217.53 kWh/m²/yr

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