

FOR SALE

AMV: €310,000

File No. 9689.BF



Gortins Little, Cleariestown, Co. Wexford

- Spacious 3 bedroomed detached bungalow in this peaceful country setting less than 20 minutes' drive from the picturesque fishing village of Kilmore Quay and the fabulous south Wexford coastline with endless of kilometers of sandy beach and dunes to ramble.
- Approximately 15 minutes' drive from Wexford Town, approximately 5 minutes' drive from the neighbouring villages of Rathangan, Bridgetown and Murrintown, only 7 km Johnstown Castle.
- The property was constructed in 2000, it has been well maintained, modernised, extended over the years and is presented to the market in excellent condition throughout. The accommodation briefly comprises entrance hallway, sitting room, open plan kitchen/dining/living room. utility room, 3 double bedrooms (one ensuite), family bathroom and dedicated office or potential fourth bedroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

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Description: Spacious 3 bedroomed detached bungalow in this peaceful country setting less than 20 minutes' drive from the picturesque fishing village of Kilmore Quay and the fabulous south Wexford coastline with endless of kilometers of sandy beach and dunes to ramble. For anyone that enjoys the outdoors the fabulous walking trails on Forth Mountain including Carrigfoyle Lake and Three Rocks Trail are within easy reach. There are also some excellent sporting clubs and leisure facilities available in the immediate area. Bus routes for both primary and secondary schools are easily accessible. Approximately 15 minutes' drive from Wexford Town, approximately 5 minutes' drive from the neighbouring villages of Rathangan, Bridgetown and Murrinstown, only 7 km Johnstown Castle.

The property was constructed in 2000, it has been well maintained, modernised and extended over the years. There is a spacious light filled open plan kitchen/dining/family room with feature solid fuel stove and French doors to covered veranda perfect for outdoor dining and entertaining. Separate sitting room with solid fuel stove, 3 double bedrooms (one ensuite), family bathroom, utility room and dedicated office or potential fourth bedroom. The property is tastefully decorated in a neutral pallet with hard flooring throughout, solid oak internal doors, modern tiled bathrooms, country style fitted kitchen and ample fitted storage presses in the utility room. Outside there is a detached garage 6.5m x 4.5m with roller shutter door, pedestrian door, lights and power sockets, fuel store 4.5m x 2.5m.

This spacious country property would make an excellent starter home sure to full the needs of any growing family. It would also have much to offer anyone looking for a holiday home in a peaceful setting in the heart of the countryside and within easy reach of the fabulous south Wexford Coastline. Early viewing comes highly recommended contact Wexford Auctioneers Kehoe & Associates 053-9144393.





ACCOMMODATION

Entrance Hallway	2.67m x 1.88m	With laminate floor.
Sitting Room	4.48m x 4.18m	With feature bay window, fireplace with solid fuel stove, timber floor and coving.
Open plan: Kitchen/Dining/Family Room	8.08m x 6.81m	With excellent range of built-in floor and eye level units, integrated hob, extractor, double oven, dishwasher, American style fridge freezer, feature brick fireplace with solid fuel stove and log storage. French doors to outside and timber floor. Feature exposed brick wall. Full height vaulted ceiling with recessed lighting and roof lights.
Utility Room	2.10m x 1.77m	With built-in storage presses, worktop, plumbing for washing machine, porcelain tiled floor and door to outside. Feature corner window and timber floor.
Office/ Potential Bedroom 4	3.47m x 3.47m	With laminate floor.
Inner Hallway	8.06m x 0.96m	With built-in wardrobes and shower room ensuite.
Bedroom 1	4.62m x 3.09m	Wet room style shower stall with electric shower, w.c., vanity w.h.b. and low maintenance micro cement wall and floor finish.
Ensuite	2.35m x 0.98m	With laminate floor.
Bedroom 2	4.07m x 3.28m	With laminate floor.
Bedroom 3	3.80m x 3.10m	With laminate floor.
Bathroom	3.27m x 2.06m	Fully tiled with shower stall, bath, w.c., vanity w.h.b. and heated towel rail.
Hotpress		With dual immersion

Total Floor Area: c. 153.68 sq.m. (c. 1,654 sq.ft.)



Features

- Peaceful country setting
- Spacious detached family bungalow
- Presented in excellent condition
- Dedicated office/potential fourth bedroom
- Vibrant local community

Outside

- Hardcore drive/forecourt
- Covered veranda
- Hardcore rear yard
- Detached garage
- Fuel Store

Services

- Mains electricity
- Private water supply
- Septic tank drainage
- OFCH & Solid fuel stoves
- Fibre broadband available

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

DIRECTIONS: From Wexford Town take the N25 Rosslare Road and turn right at Kerlogue Cross signposted for Johnstown Castle. Proceed out this road passing Johnstown Castle on the left-hand side and continue through Murrintown Village and take the third turn to the left. Proceed to the end of this road and turn left at the 'T' junction and the property is on the left-hand side. Eircode Y35 R656. For Sale Sign.



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): C2 BER No. 116094095
Energy Performance Indicator: 177.46 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 that all negotiations regarding this property will be conducted through this firm. PRA No. 002141

