

# FOR SALE

AMV: €250,000

File No. d295.BF



## Slaney View, Barntown, Co. Wexford

- **Substantial detached bungalow in need of refurbishment, standing on a 1.5 acre elevated site with fabulous views of County Wexford and across to Mount Leinster. Located close to Barntown Village less than 15 minutes' drive from Wexford Town and approximately 5 minutes' off the N25, Wexford ring road and national roads network.**
- **The property was built in the late 1970's so the size and layout is good with generously proportioned rooms and large picture windows offering spacious light filled accommodation. The property is in need of complete refurbishment but does offer a robust basic design to work with and immense potential.**
- **This is rare opportunity to acquire a property in this much sought-after location with potential to refurbish, re-design and customise to your own individual requirements. Early viewing comes highly recommended. Contact Wexford Auctioneers Kehoe & Associates 053-9144393**



**Kehoe  
& ASSOC.**



## Slaney View, Barntown, Co. Wexford

**Description:** Substantial detached bungalow in need of refurbishment, standing on a 1.5 acre elevated site with fabulous views of County Wexford and across to Mount Leinster. Located close to Barntown Village less than 15 minutes' drive from Wexford Town and approximately 5 minutes' off the N25, Wexford ring road and national roads network. Barntown Village offers excellent amenities including church, primary school and vibrant community centre with new purpose-built squash court. For anyone that enjoys the outdoors the fabulous walking trails on Forth Mountain including Carrigfoyle Lake and Three Rocks Trail are within easy reach. Excellent sporting clubs and leisure facilities including GAA, soccer, rugby, horse riding and boating are available close by.

Slaney View was built in the late 1970's so the size and layout is good with well proportioned rooms and large picture windows offering spacious light filled accommodation. The property is in need of complete refurbishment but does offer a robust basic design to work with and immense potential. There are some nice design features including a large veranda with the most spectacular views running along the entire front of the house, 2.7 meter high ceilings, wide open with sliding doors between the sitting room and kitchen/diner offering an almost open plan layout.

Set on a mature site with unrivalled countryside views, concrete drive and garden to the front, concreted yard and woodland to the rear. Garage with inspection pit, fuel store, boiler house, patio area and Stable/barn with separate vehicular access and hardcore yard.





## ACCOMMODATION

Entrance Hallway	4.43m x 2.46m	With cloaks closet.
Sitting Room	6.65m x 3.68m	Provision for fireplace or stove, centre piece, coving, sliding patio doors to outside and absolutely spectacular views of County Wexford from big picture window to front and sliding doors to:
Kitchen/Diner	9.59m x 3.13m	With door to outside.
Inner Hallway	12.59m x 1.04m	
Bedroom 1	3.46m x 3.10m	With built-in wardrobes.
Bedroom 2	3.69m x 3.10m	With built-in wardrobes.
Bedroom 3	3.65m x 3.10m	
Utility	4.28m x 1.61m	With door to outside.
Shower Room	3.11m x 1.91m	Fully tiled, shower stall, w.c., w.h.b and jack and jill door to:
Bedroom 4	3.10m x 3.12m	
Bathroom	3.10m x 2.14m	Fully tiled with corner bath w.c. and w.h.b.
<b>Total Floor Area: c. 151.71 sq.m. (c. 1,633 sq.ft.)</b>		





## Features

- Spectacular countryside views
- 1970's detached bungalow
- Refurbishment project
- Robust basic design with immense potential
- 15 minutes' drive to Wexford Town

## Outside

- Concrete drive
- Mature private gardens
- Concreted rear yard
- Garage, fuel store and stable/barn with separate vehicular access.

## Services

- Mains water
- Mains electricity
- Septic tank drainage
- OFCH in need of upgrading

Garage 6.73m x 5.20m

With lights, power sockets and inspection pit.

Fuel Store 4.70m x 2.41m

Stable/Barn 16.80m x 15.49m

With 3 stables, open barn/food/fodder storage, hardcore yard and separate vehicular access from the public road.

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

**DIRECTIONS:** From the New Ross Road Roundabout take the N25 New Ross Road for 1.5km to Barntown, on entering the traffic calming take the next left. Follow the road around to the right passing the church on the right-hand side, continue for 1.5km and Slaney View is on the left-hand side. For Sale Sign. Eircode Y35XE70









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): G BER No. 115477598**

**Energy Performance Indicator: 654.04 kWh/m<sup>2</sup>/yr**

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

**Selling Agent: Bernie Farrell**

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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

