FOR SALE

AMV: €175,000 **File No. c932.CWM**

‘Llwynteg’, Grange, Broadway, Co. Wexford

- **Opportunity to own a residential property in a sought after location.**
- **A detached bungalow, 2-bedroom home, extending to c. 70 sq.m. / c. 753 sq.ft.**
- **Located in Grange Broadway, Our Lady’s Island, only 15 minutes’ drive from Wexford town and 5 minutes’ drive from a host of sandy beaches.**
- **Accommodation layout comprises of entrance hallway, reception room with open fireplace, dining room, kitchen, two bedrooms and a family bathroom.**
- **To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393**

SOCIETY OF CHARTERED SURVEYORS IRELAND

RICS®

Kehoe & ASSOC.

‘Llwynteg’, Grange, Broadway, Co. Wexford

Llwynteg Cottage, presents an opportunity to acquire a home in a most convenient location in the village of Broadway, next to Our Lady’s Island. The school bells ring across the road at Scoil Mhuire Our Lady's Island N.S. and Paiste Beaga childcare is 100mtrs up the Grange road
In the village of Our Lady’s Island the amenities include a church, childcare facility, community centre, children’s playground, take away and a shop.

Llwynteg Cottage is surrounded by a wealth of heritage, nature, and sporting activities.
Walking trails in area host a feast for the eyes where you can spot breeding terns and black-headed gulls. Winter visitors include Whooper Swans, light-bellied Brent Geese, wigeons, gadwall, and more. Rare plants include Cottonweed, Lesser Centaury, Foxtail Stonewort and ‘lagoon specialists’ invertebrates.

The sandy beaches of St Margarets, Carne and St Helens Rosslare Strand are a short 3km drive away. Broadway itself is located south-east of Wexford and within approximately 15 minutes’ drive to Wexford town centre. Transport links by bus run several times a day from Our Lady's Island to Wexford town.

Llwynteg Cottage is a detached bungalow dwelling house extending to c. 70 sq.m / c. 753 sq.ft, on a neat site extending to the rear. The property has been vacant for over two years and hence is eligible for a grant of up to €30,000. This grant is available under the Vacant Property Refurbishment Grant. This is a payment you can get if you are turning a vacant house or building into your permanent home and you do not own another property.

Viewing is strictly by prior appointment with the sole selling agents. To arrange a suitable viewing time, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.

ACCOMMODATION

Storm Porch	1.04m x 0.54m	
Entrance Hallway	4.42m x 1.29m	
Sitting Room	5.65m x 3.44m	Feature fireplace with brick surround and tiled hearth. Built-in corner TV console, built-in units with hotpress, adjacent to the fire (back boiler not in working order)
Dining Room	3.06m x 1.85m	
Kitchen	3.22m x 2.72m	Lino flooring, floor & eye level cabinets, plumbed for washing machine, stainless steel sink, breakfast bar. Door to rear garden.
Bedroom 1	3.73m x 3.04	Built-in wardrobes, large window overlooking front garden.
Bedroom 2	3.77m x 3.03m	Large window overlooking rear garden.
Bathroom	2.76m x 1.70m	Corner bath with half-wall tiled surround & Triton T90sr shower (newly installed) overhead. W.C., w.h.b. with mirror overhead.

Total Floor Area: c. 70 sq.m. / 753 sq.ft.

Features

- Beautiful coastal location with walking trails
- Range of beaches within 5 mins
- Two-bedroom, one bathroom
- Extending to c. 70 sq.m / 753 sq.ft.
- Eligible for Vacant Property Refurbishment Grant

Outside

- Off-street parking
- Three outbuildings
- South-westerly facing gardens
- Patio area off kitchen.
-

Services

- Mains water
- Septic tank
- OFCH
- Broadband available

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: **Eircode: Y35 Y2A4**

Carne Lake View Picnic Area

Building Energy Rating (BER): D2 BER No. 115531980
Energy Performance Indicator: 291.71 kWh/m²/yr

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

Sales Agent
CATRIONA MURPHY
087 2427525
Email: catriona@kehoeproperty.com

Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393
www.kehoeproperty.com
Email: sales@kehoeproperty.com

SOCIETY OF CHARTERED SURVEYORS IRELAND RICS

Kehoe & Assoc.

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