FOR SALE

AMV: €220,000 **File No.d349.BF**

Ballyhitt, Broadway
Co. Wexford

- **Charming, detached cottage in this peaceful coastal setting surrounded by nature with endless of kilometres of dunes and coastline to ramble. This locality is a nature lovers and bird watchers' paradise, situated close to Tacumshin Lake, one of the best sites in western Europe to search for and find rare birds. Glorious sandy beaches can be found close by in Ballytrent, St Margarets and Carne.**
- **This traditional 2 up 2 down cottage has been upgraded and extended over the years and is presented to the market in good condition throughout. The property offers excellent reception space with interlinking sitting room, kitchen and study/dining room, 3 bedrooms, shower room and bathroom.**
- **Outside the site extends to 0.24 hectares/0.59 acres and is nicely laid out with garden to the front and gravelled driveway. Spacious garden to the rear surrounded by mature hedging with a small stream trickling along one side.**
- **To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.**

SOCIETY OF CHARTERED SURVEYORS IRELAND

RICS

Kehoe & ASSOC.

Ballyhitt, Broadway
Co. Wexford

Description: Charming, detached cottage in this peaceful coastal setting surrounded by nature with endless of kilometres of dunes and coastline to ramble. This locality is a nature lovers and bird watchers' paradise, situated close to Tacumshin Lake, one of the best sites in western Europe to search for and find rare birds. Several other special sites are located nearby, including Our Lady's Island Lake, Rosslare back strand, north or south slob and Hook Head, all key birding areas in the south east corner of Ireland. Glorious sandy beaches can be found close by in Ballytrent, St Margarets and Carne.

This traditional 2 up 2 down cottage has been upgraded and extended over the years and is presented to the market in good condition throughout. The property offers excellent reception space with interlinking sitting room, kitchen and study/dining room, 3 bedrooms, shower room and bathroom.

Outside the site extends to 0.24 hectares/0.59 acres and is nicely laid out with garden to the front and gravelled driveway. Spacious garden to the rear surrounded by mature hedging with a small stream trickling along one side. The garden is laid out mainly in lawn with a lovely collection of ornamental shrubs/trees and ample space for a kitchen garden. Sheltered paved patio area with lovely sunny aspect perfect for outdoor dining. Workshop 6.20mx 3.00m.

This charming cottage would make a lovely family home or idyllic holiday retreat away from the hustle and bustle of modern living. Viewing comes highly recommended for further information and viewing arrangements contact Wexford Auctioneers Kehoe & Associates 053-9144393.

ACCOMMODATION

Entrance Porch	1.06m x 0.99m	With Parquet floor.
Sitting Room	3.57m x 3.63m	With rv sheeted ceiling and wall, exposed stone-work, open fireplace, parquet floor, stairs to first floor and door to:
Kitchen	4.03m x 2.75m	Built in floor and eye level units, stainless steel sink unit, plumbing for dishwasher, gas cooker, tiled floor and door to:
Study/Dining Room	2.87m x 1.81m	
Rear Porch	1.61m x 1.53m	With door to outside.
Bathroom	2.60m x1.65m	RV sheeted walls, bath with shower attachment, w.c., w.h.b., hotpress with dual immersion and tiled floor.
Bedroom 3	3.58m x 2.20m	
First Floor		
Bedroom 1	2.47m x 2.83m	With hanging space and shower room ensuite
Ensuite	1.58m x 1.84m	Grosfillex sheeting on walls, tiled floor shower stall with electric shower w.h.b. and heated towel rail.
Bedroom 2	2.34m x 2.13m	

Total Floor Area: c. 72.6 sq.m. (c. 781.46 sq.ft.)

Features

- Peaceful coastal setting
- Nature lovers & bird watchers paradise
- Charming coastal cottage

Outside

- 0.59 acre site
- Gravelled driveway
- Paved patio area
- Mature gardens

Services

- Mains water
- Mains drainage
- Septic tank drainage (upgrade required)
- OFCH

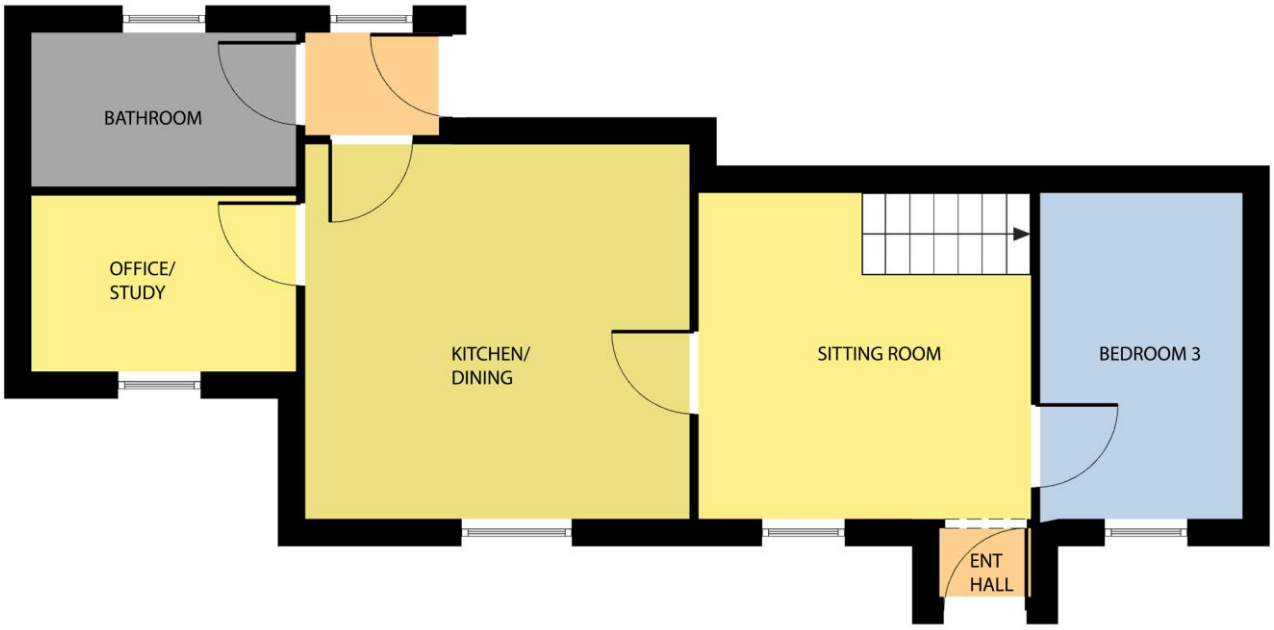
NOTE: The purchaser will be responsible for the cost of upgrading the septic tank.

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

DIRECTIONS: From Wexford proceed out the main Rosslare Road to Tagoat Village passing the Church on the left hand side and take the next turn right signposted for Carne. Proceed up this road and take the 2nd left, continue to the crossroads and turn right. The property is c. 1 km on the right hand side. For Sale Sign. Y35CH70

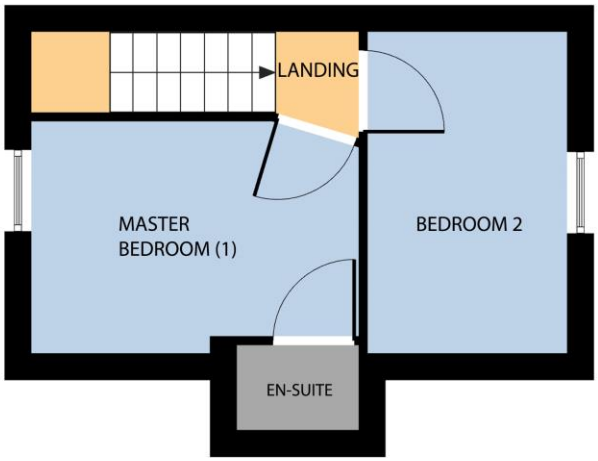
Ballytrent Beach

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.

FIRST FLOOR



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Building Energy Rating (BER): G BER No. 116191149
Energy Performance Indicator: 604.86 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. PRA No. 002141