

FOR SALE

AMV: €250,000

File No.d335. BF



Glendale, Tagoat, Co. Wexford

- Spacious 4 bedroomed detached bungalow situated just on the outskirts of Tagoat village and just off the N25. This area is well served with excellent local amenities including primary school, church, pub, community centre and bus stop all within easy walking distance.
- The property was constructed in the 1960's and stands under a tiled roof with double glazed uPVC windows and oil-fired central heating. The property is in need of upgrading and modernisation but offers immense potential and with a little effort and imagination could be turned into a lovely family home.
- The site extends to 0.56 acres with mature boundaries and offers ample space to extend and immense potential for anyone with an interest in gardening.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

Glendale, Tagoat, Co. Wexford

Description: Spacious 4 bedroomed detached bungalow situated on the outskirts of Tagoat village and just off the N25. This area is well served with excellent local amenities including primary school, church, pub, community centre and bus stop all within easy walking distance. The village of Rosslare Harbour is only a couple of minutes' drive and has a host of amenities on offer including supermarket, pharmacy, medical centre, rail services and the International Ferry Port. Wexford town is about 15 minutes' drive and there is a regular bus service from Tagoat village. The fabulous Wexford Coastline and numerous sandy beaches are all within 10 minutes' drive away.

The property was constructed in the 1960's and stands under a tiled roof with double glazed uPVC windows and oil-fired central heating. The accommodation is well laid out with 2 reception rooms, kitchen, utility room, 4 generously proportioned bedrooms and a family bathroom. The property is in need of upgrading and modernisation but offers immense potential and with a little effort and imagination could be turned into a lovely family home.

The site extends to 0.56 acres with gravelled drive, lawns and some nice mature shrubs and ornamental trees to the front. To the rear there is a concreted yard and enclosed garden with lovely sunny aspect and ample space for a kitchen garden. Garage, fuel store and garden shed.

This area has a lot to offer a growing family with a vast array of sporting clubs, athletics, scouts, drama/tops groups etc. to choose from. The fabulous sandy beach at St. Helens Bay, numerous other beaches and coastal walks are all within easy reach. For further details and appointment to view contact the sole selling agents Wexford Auctioneers, Kehoe & Assoc. 053 9144393.

St. Helens's Bay





ACCOMMODATION

Entrance Porch	5.03m x 2.12m	With tiled floor.
Entrance Hallway	3.16m x 1.41m	
Dining Room	3.71m x 2.60m	With brick open fireplace.
Sitting Room	3.73m x 4.24m	With marble open fireplace.
Kitchen	3.38m x 3.07m	With solid fuel cooker, built-in floor and eye level units and hot press with dual immersion and tiled floor.
Kitchenette	3.08m x 1.81m	With electric cooker, plumbing for washing machine, stainless steel sink unit, built in storage presses, tiled floor and door to outside.
Bedroom 1	2.82m x 2.68m	
Bedroom 2	2.93m x 2.71m	
Bedroom 3	3.65m x 3.80m	With w.h.b.
Bedroom 4	3.64m x 3.03m	With w.h.b.
Bathroom	1.90m x 1.91m	With bath w.c., w.h.b., part tiled walls and tiled floor.

Total Floor Area: c. 115.56 sq.m. (c. 1,243.88 sq.ft.)





Rosslare Strand



Features

- Detached 4 bedroomed bungalow
- Convenient village centre location
- Close to bus/rail services
- Just off the N25

Outside

- Gravelled drive
- Enclosed rear garden
- Concreted rear yard
- Garage, garden shed and fuel store

Services

- Mains water
- Mains electricity
- Septic tank drainage
- OFCH

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

DIRECTIONS: From Wexford Town take the Rosslare Road N25 to the village of Tagoat. Turn left immediately after Cushens Pub continue down this road passing the church and community centre and primary school on the right. Glendale is the 2nd house on the right after the school. For Sale Sign. **Eircode Y35R6T0**

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): E2 BER No. 109883249

Energy Performance Indicator: 372.28 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