

# FOR SALE

AMV: €180,000

File No. d430.CWM



## Sheephouse, Bridgetown, Co. Wexford

- Beautifully positioned cottage with south-facing enclosed rear gardens.
- Two bedrooms with one bathroom, extending to c. 86.22 sq.m. / 928 sq.ft.
- Gated entrance to the site, extending to c. 0.29 acres.
- A minutes drive to Baldwinstown Village and a three minute drive to Bridgetown Village with a range of amenities.
- Acc. briefly comprises; entrance hall, snug, hallway to large living/ dining & kitchen with French doors to rear garden, family bathroom and upstairs two bedrooms.
- To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.



**Kehoe  
& ASSOC.**

## Sheephouse, Bridgetown Co. Wexford

The Sheephouse is a two bedroom cottage located in the most picturesque site with rolling countryside views. The house is ideally situated on the site extending to c. 0.29 acres benefitting from the direct south facing gardens.

The house comprises of a bright and spacious entrance hall. The snug room features a stove with back boiler, side access to the breakfast gardens and hand carved timber mantle. The hallway leads to large living / dining and kitchen with French doors to rear garden. The family bathroom is on the ground floor and offers a bath. Then upstairs there is two bedrooms with storage space.

All the windows are double glazed manufactured by Senator Windows. The house is gated with a gravel driveway and offers multiple garden plots. The rear garden is enclosed and safely secured. The large garage offers c. 32 sq.m. of dry space to store.

To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393 or by email at [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)



## ACCOMMODATION

Entrance Hallway	6.61m x 1.68m	Tiled flooring, dual aspect with windows overlooking front & side gardens. Open alcove to:
Sitting Room/Snug	4.06m x 3.63m	Carpeted flooring, feature Hanco stove with back boiler heating the radiators through the house & hot water. Unique hand-carved timber mantelpiece feature the wildlife you are surrounded by. Door to side garden. Staircase to first floor.
Central Hallway	3.70m x 0.76m	Carpeted flooring.
Bathroom	3.63m x 1.46m	Tiled flooring, bath with newly installed Triton T90sr shower overhead, w.h.b., half-wall tiled surround & w.c.
Kitchen/Dining Area	6.49m x 4.22m	Kitchen: Lino flooring, dual aspect with windows either side overlooking rear garden & side driveway. French doors leading to rear gardens offering an amazing countryside view. Fully-fitted kitchen, floor & eye level cabinets, ample worktop space, double sink & drainer under large window. Whirlpool washing machine, space for cooking appliances & fridge-freezer, etc. Wall-mounted press, alarm panel. Dining Area: Carpeted flooring, coving and central light.
<b>Carpeted timber staircase to first floor</b>		
Bedroom 1	3.64m x 2.36m	Timber laminate flooring, hotpress with shelving. Fitted wardrobe, access to attic. Dual aspect with windows overlooking front driveway & front garden.
Bedroom 2	3.59m x 2.85m	Timber laminate flooring, storage alcoves.

**Total Floor Area: c. 86.22 sq.m. / 928 sq.ft.**





## Outside

- Site extending to c. 0.29 acres
- Private enclosed with mature hedging surrounding
- Gated entrance
- Sun-trap off the French doors from kitchen – directly south-facing with amazing views extending to the forest at Ballycross.
- Garage (c. 32 sq.m.) with large door access and pedestrian door access.
- The garden is divided into 6 paddocks, vegetable area, orchard area, flower bed area, garden to front & side and a rear sun-trap garden with patio in gravel.
- Ample parking to the front.

## Features

- 2-up-2-down cottage with extension built in 1993.
- 2 bedrooms, 1 bathroom
- Extending to c. 86.22 sq.m. / 928 sq.ft.
- Close proximity to both Baldwinstown & Bridgetown with all amenities

## Services

- Mains water
- Bio-crete treatment plant system
- Stove with back boiler
- Broadband available
- Sky Dish
- Alarm

**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 C9Y9





**Building Energy Rating (BER): G BER No. 104407713**  
**Energy Performance Indicator: 502.71 kWh/m<sup>2</sup>/yr**

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**Sales Agent**  
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