

FOR SALE

AMV: €180,000

File No. d552.CWM



Three County View, Great Island, Campile, Co. Wexford

- Opportunity to own and renovate a residential property in the most scenic location with River Barrow views.
- A detached 2 storey 4-bedroom home in need of refurbishment extending to c.148 sq.m.
- The site extends to c. 0.56acres on Folio WX649966F.
- Located in Great Island, Campile with easy access to New Ross town.
- Accommodation layout comprises an entrance hall, sitting room with stove, ground floor bedroom and ensuite dining room and galley kitchen. Upstairs there is three bedrooms, two bathrooms and an office.
- To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.



**Kehoe
& ASSOC.**

Three County View, Great Island, Campile, Co. Wexford

Three county View presents an opportunity to acquire a home in a most scenic location with stunning River Barrow views. Approximately 11kms from New Ross town and 6kms from Campile village where village amenities include church, school, childcare facilities, takeaways and shops.

Three County View is located on the easily accessed road to Great Island Power Station. The property is a detached, 2 storey dwelling house extending to c. 148sq.m on a site of c. 0.56 acres, within Folio WX64966F. The accommodation is laid out over two floors and comprises of an entrance hall, sitting room, galley kitchen, 4th bedroom with ensuite and a dining room. Upstairs there is three bedrooms, an office and two bathrooms.

The property had a fuse board fire in March 2023 and requires electrical works to re-connect.

To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053



ACCOMMODATION

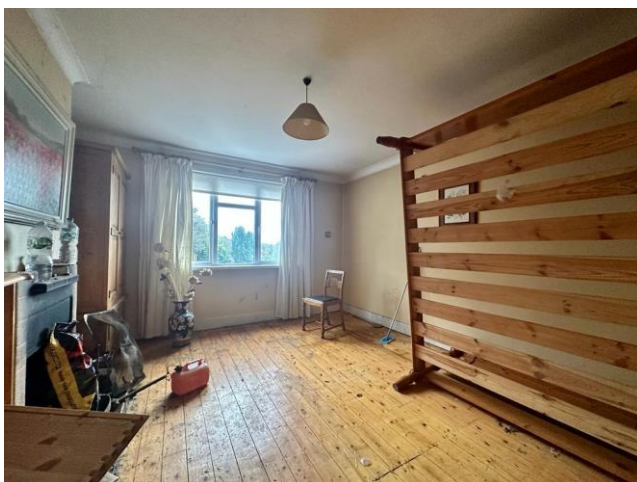
Ground Floor

Entrance Hallway	4.54m x 1.96m	Tiled flooring, timber staircase leading to first floor, storage under staircase.
Sitting Room	4.43m x 3.75m	Timber flooring, feature fireplace with cast iron insert, solid fuel stove and mahogany surround.
Bedroom 4 / 2 nd sitting Room Ensuite	4.44m x 3.76m	Timber flooring, open fire,
Dining Room	3.95m x 4.42m	Tiled flooring and Rayburn stove.
Galley Kitchen	3.92m x 2.29m	Tile flooring, fitted floor and eye level cabinets, double drainer stainless steel sink, tiled splashback and door to rear garden.

Timber Staircase to First floor

Landing Area		
Bedroom 1	4.44m x 3.76m	Open fireplace and dual aspect windows overlooking stunning water views on either side.
Office Bedroom 2		
Bedroom 3	2.79m x 2.51m	Window overlooking river views.
Family Bathroom	2.79m x 1.86m	Lino flooring, floor to ceiling tiled surround, bath, hotpress and w.h.b.
Toilet	1.41m x 1.09m	W.C.

Total Floor Area: c. 148 sq.m. / 1,593 sq.ft.





Outside

- Site extending to 0.56 acres
- Panoramic River Barrow views
- Gardens in lawn to front & rear
- Mature boundaries
- Range of outbuildings
- Ample car parking area
- Folio WX64966F

Features

- Built in 1967
- Extending to c.148 sq.m
- 4 bedrooms, 3 bathrooms
- Detached 2 storey in need of renovation

Services

- Mains water (also well on site)
- Septic tank
- Stove
- Broadband available
- ESB requires works due to fuse board fire in March 2023
- Plumbing works to install copper cylinder and heating systems

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: Y34 TF10





Building Energy Rating (BER): E1 BER No. 116982554
Energy Performance Indicator: 327.27 kWh/m²/yr

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

Sales Agent
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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. PRSA No. 002141