

FOR SALE

AMV: €335,000

File No. d613.BF



2 Bán Milis, Ramstown Fethard on Sea, Co. Wexford

- Charming 3 bedroomed end-of-terrace home with magnificent sea views set in this mature private development of only 23 houses. Located beside the village of Fethard-on-sea on the stunning Hook Peninsula home to Hook Lighthouse the oldest operational lighthouse in the world.
- The quaint coastal village of Fethard-on-Sea only 1km away offers an excellent array of amenities. The beautiful South Wexford Coastline and fabulous sandy beaches at Baginbun and Carnivan are only a couple of minutes' walk.
- This property would make a lovely family home within easy reach of excellent amenities and all that this stunning coastal location has to offer on your doorstep. It also has much to offer anyone seeking a low maintenance coastal retreat in the sunny southeast.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**



2 Bán Milis, Ramstown Fethard on Sea, Co. Wexford

Description: Charming 3 bedroomed end-of-terrace home with magnificent sea views set in this mature private development of only 23 houses. Located beside the village of Fethard-on-sea on the stunning Hook Peninsula home to Hook Lighthouse the oldest operational lighthouse in the world. The beautiful South Wexford Coastline and fabulous sandy beaches at Baginbun and Carnivan are only a couple of minutes' walk. For the boating enthusiast Fethard Dock is only 1.2 km away.

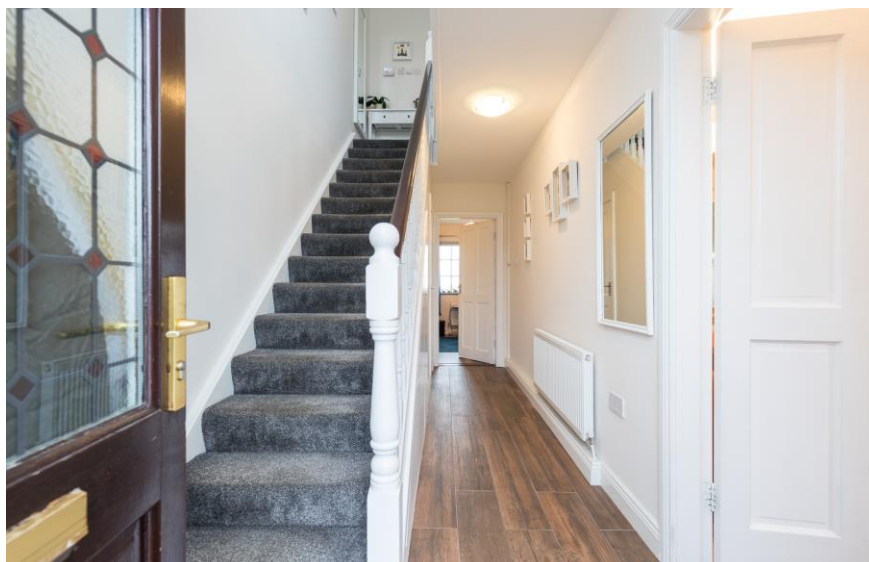
The quaint coastal village of Fethard only 1km away offers an excellent array of amenities including shops, filling station, pubs, motel, bistro, cafés, take-aways, hair salons, beautician, post office, kayaking centre, playground, triathlon, club, sea swim club and GAA club. Primary and secondary schools within easy reach.

The property was built in 2000. The oil fired central heating system, electrics and plumbing was recently upgraded 4 years ago along with the installation of a solid fuel stove. Tastefully decorated in an attractive neutral pallet with hard flooring throughout the ground floor, modern fitted kitchen and contemporary shower room.

The outdoor space is what makes this property really special. Small garden to the front with large concrete drive offering ample parking for four cars. Enclosed south facing garden to the rear with stunning sea views out to the Saltee Islands. Positioned on a spacious corner site with lawns and extensive paved patio area with built-in firepit/barbeque. This is a garden space where you can just sit back relax, breath in the sea air and enjoy the sunshine while the robotic lawn mower which is included in the sale keeps the grass in check.

Insulated Shedworld garden shed (4.06m x 2.89m) currently in use as storage/utility space with power sockets, lights, plumbing for washing machine and suitable for conversion to a home office. Enclosed concreted utilities area for bin storage and coal bunker. Outdoor water taps and power sockets and generator socket.

This property would make a lovely family home within easy reach of excellent amenities and all that this stunning coastal location has to offer on your doorstep. It also has much to offer anyone seeking a low maintenance coastal retreat. Early viewing comes highly recommended contact Wexford Auctioneers Kehoe & Associates on 053-9144393 to arrange a viewing appointment.





ACCOMMODATION

Ground Floor

Entrance Hallway	5.16m x 1.86m	With ceramic tiled floor and understairs fitted smart storage.
Toilet	1.79m x 0.78m	With tiled floor, w.c. and w.h.b.
Living Room	4.08m x 4.47m	Fireplace with solid fuel stove, laminate floor and sliding door to:
Kitchen	3.82m x 2.98m	With excellent range of built-in units fitted with pull out storage baskets, ceramic sink, gas hob, extractor, micro combi oven, dishwasher and space for American style fridge freezer, laminate floor, stunning sea views and door to:
Sunroom	4.13m x 2.32m	With vaulted RV sheeted ceiling with exposed beams, laminate floor, door to outside and stunning sea views.
Bedroom 3	3.28m x 2.98m	With laminate floor and fitted wardrobe space.

First Floor

Bedroom 1	3.51m x 2.76m	With fitted wardrobes and built-in eves storage.
Bedroom 2	3.26m x 2.78m	With access to eves storage and stunning sea views.
Shower Room	2.73m x 2.17m (max)	With timber floor, tiled shower stall w.c., w.h.b., stunning sea views and hotpress with dual immersion.

Total Floor Area: c. 93.93 sq.m. (c. 1,011 sq.ft.)







Features

- Stunning sea views
- Located on the Hook Peninsula
- Close to excellent village amenities
- Beautiful coastline and fabulous beaches within walking distance
- Presented in pristine condition

Outside

- Concrete drive offering ample parking for four cars
- Spacious south facing corner site
- Extensive paved patio area and decking
- Storage Shed (suitable for conversion to home office)
- Barna shed

Services

- Mains electricity
- Mains water
- Onsite treatment plant
- OFCH
- Generator point

NOTE: All carpets, curtains, blinds, light fittings, gas hob, extractor, micro combi oven, dishwasher and robotic lawnmower are included in the sale. The American style fridge freezer, washing machine and tumble dryer are expressly excluded from the sale. Service Charge €450 per annum.

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

DIRECTIONS: Eircode Y34YH04







GROUND FLOOR

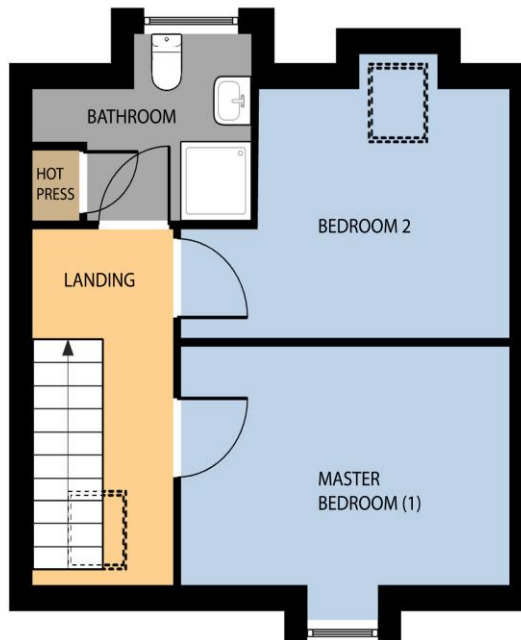


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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FIRST FLOOR



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Building Energy Rating (BER): B3 BER No. 110308384
Energy Performance Indicator: 143.2 kWh/m²/yr

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

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