

# FOR SALE

AMV: €260,000

File No.E385. KD



## 9 Somers Way, Ballycullane, Co. Wexford

- 4-bedroom / 3-bathroom semi-detached family home extending to c. 126 sq. m. / 1,356 sq. ft. situated just 600m from Ballycullane National School.
- No. 9 occupies an extensive corner plot benefitting from a westerly facing rear aspect.
- Private parking for two vehicles and a detached garage extending to c. 25 sq. m. / 269 sq. ft.
- Eligible to apply for the Vacant Property Refurbishment Grant.
- Accommodation comprises of; entrance hallway, sitting room, kitchen / dining room, utility room, home office and a guest W.C. at ground floor level with a landing area, 4 bedrooms (master ensuite) and a family bathroom on the first floor.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

## Location

Ballycullane Village is situated in the heart of South County Wexford, an area widely regarded for its natural beauty, strong community spirit and relaxed pace of life. Local amenities on your doorstep in Ballycullane include Ballycullane National School, service station, hair salon, church, St. Leonard's FC, post office and a pub, while the nearby villages of Wellingtonbridge and Ramsgrange provide a broader selection of shops, cafés, pubs, secondary schools and sporting facilities.

The surrounding area is rich in heritage and outdoor amenities, with Tintern Abbey located just a short drive away. This historic 13th century landmark is set within beautifully maintained woodland and riverside walks, providing a peaceful setting for recreation. The wider Hook Peninsula is renowned for its unspoilt coastline, with sandy beaches such as Baginbun Bay and Carnivan Beach within easy reach, along with the iconic Hook Lighthouse and its scenic coastal walks.

The popular seaside village of Duncannon is also located nearby, offering a vibrant coastal setting with a sandy beach, harbour and a selection of restaurants and cafés. Wexford Town is approximately a 30-minute drive, while Waterford City is easily accessible via the Passage East Ferry, providing a wide range of retail, commercial and educational amenities.



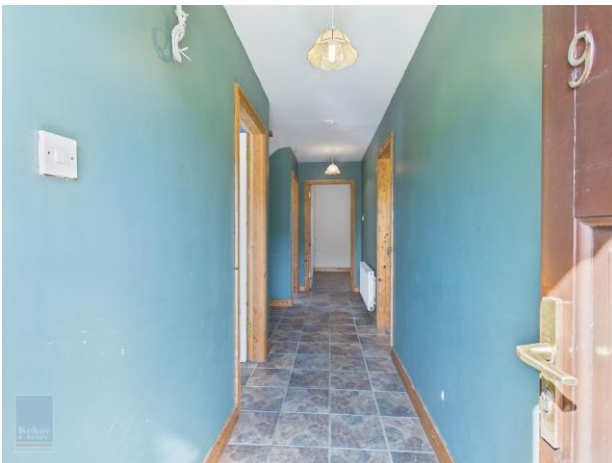
## 9 Somers Way, Ballycullane, Co. Wexford

No. 9 Somer's Way is a 4-bedroom / 3-bathroom semi-detached family home extending to c. 126 sq. m. / 1,356 sq. ft. Internally, the accommodation is bright and well proportioned, offering a strong foundation for modern family living. The ground floor comprises an entrance hallway, kitchen / dining room, separate sitting room, home office, utility room and guest W.C. At first floor level, there are 4 bedrooms, including a master bedroom with ensuite, together with a landing area and a family bathroom.

Occupying an extensive plot within the development, the property enjoys a private corner position with an exceptionally generous rear garden. The garden benefits from a westerly facing aspect, ensuring excellent sunlight throughout the day and into the evening, while mature planting, including apple and pear trees together with berry planting, adds both character and charm to the outdoor space.

The property has been vacant since 2019 and requires refurbishment and it presents an excellent opportunity for a purchaser to upgrade and modernise to their own style and standard. Importantly, the property is eligible to apply for the Vacant Property Refurbishment Grant, potentially offering significant financial support towards renovation works.

The existing layout, generous room proportions and solid construction provide an ideal base to create a high-quality family home. Additional features include a floored attic space accessed via a Stira staircase, providing valuable storage, and a detached garage extending to c. 25 sq. m. / 269 sq. ft. with roller door access and a separate side door, suitable for a variety of uses. Viewing comes highly recommended, to arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



## ACCOMMODATION

### **Ground Floor**

|                  |                     |                                                                                                                        |
|------------------|---------------------|------------------------------------------------------------------------------------------------------------------------|
| Entrance Hallway | 6.18m x 1.19m       | With tiled flooring and staircase to first floor.                                                                      |
| Home Office      | 2.43m x 2.20m       | With tiled flooring, fitted storage and shelving cabinet.                                                              |
| Kitchen / Diner  | 4.47mx 3.52m        | With tiled flooring, floor and eye level units with tiled splashback, stainless steel sink and plumbed for dishwasher. |
| Sitting Room     | 4.84m x 3.58m (max) | With tiled flooring, open fireplace with granite hearth and timber surround.                                           |
| Utility Room     | 2.15m x 2.20m       | With tiled flooring, fitted storage cabinet, plumbed for washing machine and rear access door.                         |
| Guest W.C.       | 2.22m x 1.40m       | With tiled flooring, w.c. and w.h.b. with tiled splashback.                                                            |

### **First Floor**

|                 |               |                                                                                      |
|-----------------|---------------|--------------------------------------------------------------------------------------|
| Landing Area    | 3.36m x 1.55m | With timber flooring, storage press and Stira staircase to floored attic space.      |
| Bedroom 3       | 3.22m x 2.42m | With timber flooring and integrated wardrobe unit.                                   |
| Master Bedroom  | 3.80m x 3.57m | With timber flooring, integrated wardrobe units.                                     |
| Ensuite         | 2.50m x 1.50m | With tiled flooring, w.c., w.h.b., shower stall with pump shower and tiled surround. |
| Bedroom 4       | 3.68m x 2.20m | With tiled flooring and integrated wardrobe unit.                                    |
| Family Bathroom | 2.12m x 2.10m | With tiled flooring, w.c., w.h.b., bath with mixer taps and tiled surround.          |
| Bedroom 2       | 3.21m x 2.59m | With timber flooring and integrated wardrobe unit.                                   |

**Total Floor Area: c. 126 sq. m. (c. 1,356 sq. ft.)**







## Features

- 4-bed / 3-bath semi-detached family home
- Accommodation extending to c. 126 sq. m. / 1,356 sq. ft.
- Stira staircase to floored attic space
- Bright and well-proportioned accommodation
- Home office suitable for remote working
- Eligible to apply for the Vacant Property Refurbishment Grant
- Floored attic with Stira staircase access

## Outside

- Detached garage extending to c. 25 sq. m. / 269 sq. ft
- Extensive corner site with excellent space and privacy
- Westerly facing rear aspect
- Generous lawn area with mature planting
- Apple tree, pear tree and berry planting
- Private parking for two vehicles
- Gated side access to rear garden

## Services

- Mains water
- Communal treatment plant
- O.F.C.H.
- ESB
- Broadband available

**PLEASE NOTE:** The oil-fired boiler is not working.

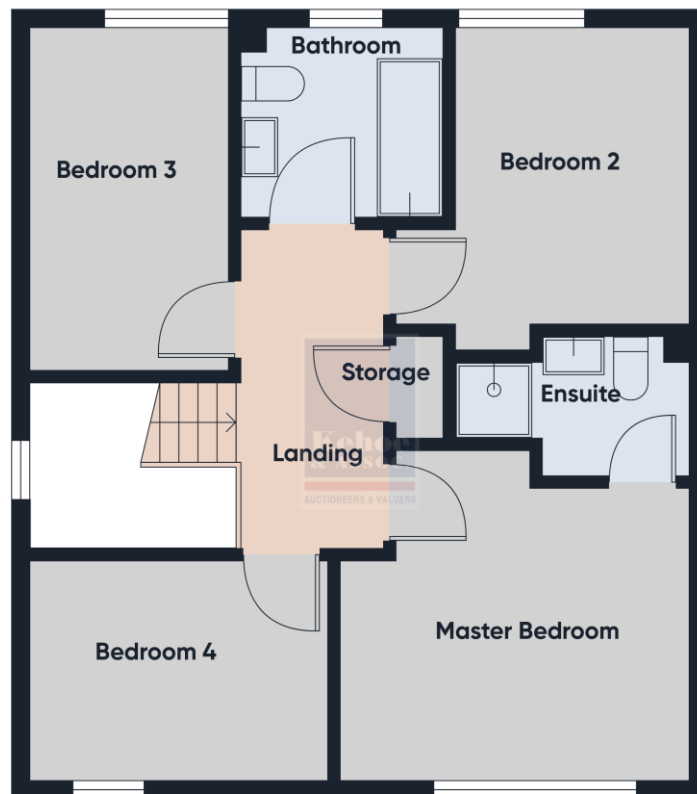
**VIEWING:** Strictly by prior appointment with the sole selling agents only.

**DIRECTIONS:** From the N25 at the Duncannon Road Roundabout, on the outskirts of Wexford Town, take the R733 towards Wellingtonbridge. Continue straight for 19km until you reach Wellingtonbridge Village. Continue straight through Wellingtonbridge Village heading towards Ramsgrange / Arthurstown, passing Wallaces Homevalue Hardware & Garden Centre on your left. Continue for approximately 5.7km then turn right onto the L4040 towards Ballycullane. Continue for 3.6km passing through Ballycullane Village then turn left into Somer's Way. The property for sale is located on your left-hand side ('For Sale' board). **Eircode: Y34 D983**





Floor 0



Floor 1

**Building Energy Rating (BER): C2 BER No. 119325520**

**Energy Performance Indicator: 184.66 kWh/m<sup>2</sup>/yr**

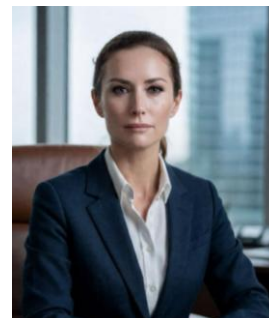
**VIEWING:**

Strictly by prior appointment with the sole selling agents.

**Selling Agent: Kate Doyle**

**Contact No: 087 4867175**

**Email: [kate@kehoeproperty.com](mailto:kate@kehoeproperty.com)**



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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

