

FOR SALE

AMV: €230,000

File No.E448.CWM



3 Somers Way, Ballycullane, Co. Wexford Y35 R123

- Spacious three-bedroom semi-detached home built in 2002, extending to approx. 120 sq.m. on a large corner site with a south-facing rear garden.
- Bright, well-proportioned accommodation with rear access, and a garage shed
- Convenient village location close to local amenities and scenic attractions such as Tintern Woods and the walking trails of South Wexford.
- Accommodation in brief comprises of entrance hall, kitchen, sitting room, utility room and wc. Upstairs three bedrooms with an ensuite and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393.



**Kehoe
& ASSOC.**

3 Somers Way, Ballycullane, Co. Wexford

3 Somers Way is a well-presented three-bedroom semi-detached home situated in a popular village setting. Built in 2002 and extending to approximately 120 sq.m., the property occupies a generous corner site and benefits from a large south-facing rear garden with the added advantage of a wide rear gate entrance.

The accommodation is bright and well laid out, comprising a welcoming entrance hall, a spacious sitting room overlooking the rear garden, a well-appointed kitchen, utility room, and guest WC on the ground floor. Upstairs, there are three generously sized bedrooms, including a master bedroom with en-suite shower room, along with a main family bathroom.



Externally, the property offers ample street parking, a large front garden, and a substantial rear garden complete with a garage shed and convenient rear access. Ballycullane village provides a range of everyday amenities including a primary school, shop, post office, church, and local GAA facilities, making it an ideal setting for family living.

The area is also renowned for its natural beauty, with nearby Tintern Woods and Tintern Abbey offering scenic woodland walks and a rich sense of history. South Wexford is home to a variety of walking trails and coastal routes, ideal for outdoor enthusiasts, while the Hook Peninsula boasts stunning sea views, beaches, and the iconic Hook Lighthouse. The property is conveniently located within easy reach of Wellingtonbridge, New Ross, and Wexford Town, offering the perfect balance of peaceful village living and accessibility. Viewing is highly recommended.

It is highly recommended, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.



ACCOMMODATION

Entrance Hallway 3.55m x 3.06m Tiled flooring throughout, ample storage spaces, under stairs storage space, recess lights.

Door leading through to:

Kitchen/Dining Room 5.16m x 3.53m Tiled flooring throughout, large window overlooking front garden, recess lights and centre dining light, additional wall light, fully fitted kitchen with floor and eye level cabinetry, double drainers stainless steel sink with tiles splashback and water filter faucet, free standing electric oven(in need of repairs) with extractor fan overhead, ample worktop space with tiled splashback surround, (please note the Grundig fridge freezer and Indesit dishwasher are not included in the sale), under counter fridge.

From the central hallway door leading to:

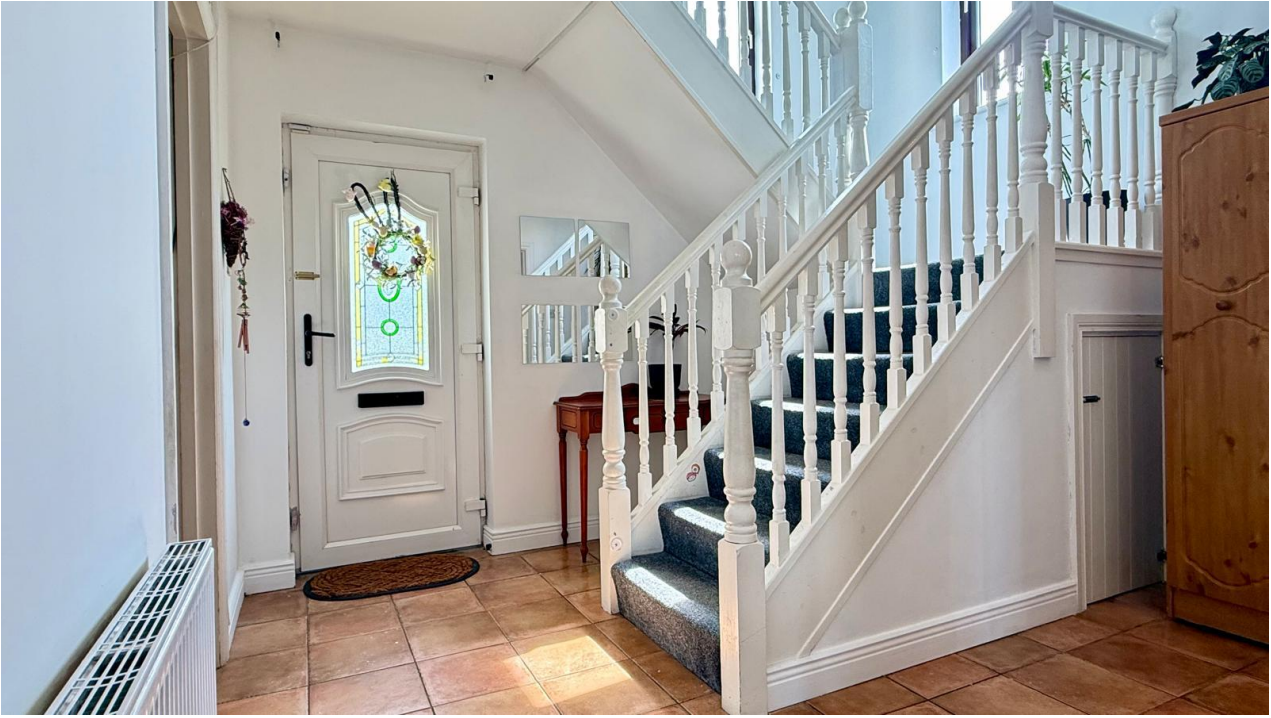
Sitting Room 4.94m x 4.52m Timber flooring throughout, open fireplace with cast iron insert and granite stones tiles, large window overlooking south facing rear garden, recess lights and coving.

From central hallway, door to:

Utility Room 3.74m (max) x 2.16m (max) Tiled flooring, counter worktop space, eye level cabinetry for further storage, pedestrian door leading to rear garden.

Guest Bathroom 1.80m x 0.87m Tiled flooring w.h.b with built in cabinetry and tiled splashback, w.c.

Timber carpeted staircase with half landing and dual aspect windows overlooking side and front garden arriving to:











ACCOMMODATION

First Floor

Landing	3.70m (max) x 2.76m (max)	Newly laid carpeted flooring, Stira to attic. Hot-press with ample open shelf storage space.
Bedroom 1	3.53m x 3.22m	Carpeted flooring, large dormer window overlooking front garden.
Family Bathroom	2.53m x 2.45m	Tiled flooring, bath with tiled surround and Triton T90 si electric shower overhead. Half wall tile wraparound with w.h.b with mirror and lighting and w.c. Velux overhead.
Bedroom 2	3.88m x 3.28m	Newly laid carpeted flooring, two built in wardrobes right and left of the room, window overlooking south facing rear garden,
Master Bedroom	3.36m x 3.09m	Timber laminate flooring, built in double bay wardrobe, window overlooking south facing rear garden.
Ensuite	1.65m x 1.54m	Tiled flooring, enclosed shower with tile surround, half tile surround on remaining walls with w.h.b. built in cabinetry and w.c.

Total Floor Area: c. 120 sq.m / 1,291 sq.ft









Features

- Built in 2002
- Extends to c. 120 sq.m
- Three bedrooms, three bathrooms
- Village location with excellent connectivity

Outside

- Large south facing rear garden
- Corner site with rear access
- Garage shed
- Ample street parking

Services

- Mains water
- Mains drainage
- OFCH
- Fibre broadband

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 FH60







Building Energy Rating (BER): C2 BER No. 108106139
Energy Performance Indicator: 198.35 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