

# Ballinamona, Campile, Co. Wexford

A most attractive family home in a quiet, scenic area. Just a short distance from Campile village with all the amenities one could need, while a short car journey will have you at such renown beaches as Duncannon Strand, Dollar Bay, Baginbun, to name but a few. New Ross is an easy commute away and with the on-set of the New Ross by-pass, Waterford and further afield becomes very accessible. Other local attractions include Hook Head and the JFK Arboretum, Dunbrody Abbey, not to mention a host of outdoor activities!

The house itself benefits from a mature, tree-lined site extending to approx. 0.75 acres offering great privacy and country feeling. The accommodation lends itself perfectly to family living with 3 good sized double bedrooms (main en-suite), large kitchen/dining room and beautiful sun-room adjoining an already well-proportioned living room! A large detached garage adds to the already extensive list of benefits this home has to offer. Coming to the market in excellent condition, viewing is highly recommended!

Features:

Excellent family home

Attractive, mature, tree-lined site

Close to a host of attractions & amenities

Detached garage

Floored attic space

Hallway	15'5 x 6'2 + 21'9 x 3'2	Spacious hallway with tiled floor & storage/hotpress off. Door to
Living Room	12'9 x 15'7	Light, roomy area with solid timber flooring, feature open fireplace, coving. Opening to
Sun-Room	13' x 12'5	Light filled room with vaulted ceiling. Solid timber flooring. Door to rear garden
Kitchen/Dining	23'9 x 13' (max)	With excellent array of fitted units at eye & waist level. Integrated fridge/freezer & dish-washer. Tiled floor & splashback. Patio doors to rear garden. Opening to
Utility Room	5'10 x 7'6	Plumbed for washing machine. Tiled floor & part walls. Door to rear
Bedroom 1	11'2 x 11'9	Good sized double room with

laminated flooring

Bathroom	9'8 x 6'5	With wc, whb & Jacuzzi bath. Fully tiled from floor to ceiling.
Bedroom 2	12'4 x 9'8	Double room with quadruple built in wardrobes, laminated flooring
Bedroom 3	15'4 x 11'9	Large double room with quadruple built in wardrobes, laminated flooring. Door to
En-Suite	9'2 x 3'11	With wc, whb & electric power shower. Tiled floor & part tiled walls.
Garage	21'5 x 14'5	With roller door. Power points

Directions:

From Campile, proceed towards Horeswood Church. At the church, turn left. Proceed down this road a short distance and turn right at the "T" junction. The property is located approx. 0.8km up this road on the right (stone entrance wall).

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## **No. 24 Grange Road, New Ross, Co. Wexford.**

No. 24 Grange Road is a beautiful 3 bed semi-detached residence presented to the market in pristine condition very tastefully decorated creating a warm, welcoming & homely atmosphere throughout. It is ideally located on the outskirts of New Ross town centre in a highly sought after residential location.

The property features many added extra's throughout such as tiling, feature fireplace, mature garden & patio to rear with sunny aspect and off street parking.

Accommodation is bright, well laid out and suits everyday modern living.

Local shops, schools and churches are practically adjacent and the town centre is within walking distance.

Wexford town is approx. 30 minutes. Waterford City approx. 40 minutes driving distance.

The Sale of this Property offers a Once Off Opportunity to Acquire a Lovely Home in Superb Condition in a Highly Sought after & Established Location.

**VIEWING HIGHLY RECOMMENDED.**

**Property Features:**

Pristine condition.

3 Bedrooms

1 En-suite

Popular location close to all amenities

Oil fired central heating

Off street parking.

**Accommodation Comprises:**

Entrance Hallway 14'4" x 6' Tiled floor.

Living Room 17'5"x 12'10" Solid timber floors, solid fuel stove.

Kitchen/Diner 19'2" x 11'3" Fully fitted eye & waist level kitchen units, stainless steel sink unit, breakfast counter, recessed lighting,plumbed for appliances, door to rear.

Guest WC WC, WHB, part tiled walls, tiled floor.

Upstairs

Landing

Bedroom No. 1 9' x 8'2"

Bedroom No. 2 14'2" x 10'11" Built in wardrobe, laminated timber floor.

En-Suite WC, WHB, Triton shower, part tiled walls, tiled floor.

Bedroom No. 3 14' x 9'1" Built in wardrobe.

Bathroom 6'9" x 8'1" WC, WHB, bath, triton shower, tiled floors, part tiled walls.

**Outside:** Garden & patio to rear, parking.

**Services:** Mains water, mains sewage, oil fired central heating.

**BER:** Awaiting certificate.

**Apply:** Keane Auctioneers (053) 9123072

**Viewing:** Strictly by appointment with the sole selling agent.

**Directions:** On entering New Ross from Wexford take a right turn signposted for hospital, pass the rugby club and Grange Park is the second entrance on your right.

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## **No. 82 Brooklawn, New Ross, Co. Wexford.**

Brooklawn is one of the most popular developments in New Ross and we are delighted to offer this 3 bed end-terrace to the market. Located just a short distance from the town centre and all its amenities including supermarkets, shops, night-life, eateries, etc. The rugby club is a "short pass" from the front door, while Lake Region is only around the corner. For those looking

to commute a little further, the N25 is only a few hundred metres from your front door and with the on-set of the New Ross By-Pass, Waterford and further afield are now very accessible.

Recently re-decorated, this fine home is in pristine condition and would make a perfect home or an ideal investment property. With well proportioned accommodation lending itself perfectly to family living, this property will suit first time buyers or investors alike. With a host of benefits including well appointed kitchen, lovely tiling, wooden flooring, not to mention the sunny back garden.

**Viewing is highly recommended.**

### **Property Features**

Recently re-decorated.

Excellent starter home or investment property.

Sunny rear garden.

Convenient location.

Close to N25 and road network.

### **Accommodation Comprises:**

Entrance Hallway 19'11" x 3'6" Spacious bright hallway.

Living Room 16'3" x 12'5" Light, inviting room with bay window, semi-solid wood flooring, Feature open fireplace

Guest WC 4'7" x 4'4" WC, WHB.

Kitchen/Diner 16'3" x 10'8" Large, open room with excellent array of built in units at eye & waist level, stainless steel sink, tiled floors & splashback, plumed for washing machine, patio door to rear garden.

### **First Floor**

Landing Spacious landing with hotpress.

Bedroom 1 10'10" x 9'7" Bright, double room with built in treble wardrobes, wooden flooring

Bedroom 2 10'6" x 6'4" Light room with wooden flooring

Bathroom 7'6" x 5'11" WC, WHB ,bath, part tiled walls

Bedroom 3 15'6" x 9'10" Large, bright room with dual windows, treble built in wardrobes, wooden floor.

En-Suite 4'10" x 7'3" WC, WHB, electric power shower, part tiled walls.

**Outside:** Garden to rear, side entrance, parking.

**Services:** Mains water, mains sewage, oil fired central heating.

**BER:** Awaiting certificate

**Apply:** Keane Auctioneers (053) 9123072

**Viewing:** Strictly by appointment with the sole selling agent.

**Directions:** On entering New Ross from Wexford take a right turn signposted for hospital, pass the rugby club and Brooklawn is the next entrance on your right.

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# **Camblin, New Ross, Co. Wexford.**

Absolutely charming bungalow cottage style residence on a beautifully mature and private site in a premium location on the outskirts of New Ross town centre.

The property is located minutes from the renowned JFK park to enjoy pleasant walks and is a 5 minute drive to New Ross town centre. Waterford City is approx. 30 minutes and Wexford town centre is 25 mins drive.

The property itself is presented to the market in excellent throughout with many lovely features throughout.

Accommodation is well laid out, bright and spacious currently laid out in two divisions with granny flat offering excellent potential. It is very tastefully decorated creating a warm, welcoming homely atmosphere throughout with beautiful modern kitchen / diner, snug living room etc.

The Sale of this property offers an excellent opportunity to acquire a lovely home on a pleasant site minutes to the town centre.

## **Property Features**

Premium Location

Minutes to town centre

Mature & private gardens

2 living rooms

Oil fired central heating

## **Viewing Highly Recommended.**

### **Accommodation Comprises:**

Entrance Porch 14'4" x 6'5" Laminated timber floors.

Living Room 15'x 19'2" Stove, TV point, storage cupboard.

Kitchen/Diner 14'9"x 10'11" Fully fitted eye & waist level kitchen units, stainless steel sink unit, tiled floors, part tiled walls.

Bedroom No. 1 14'10" x 13'11" Built in wardrobe.

Shower Room 6'8" x 6'1" WC, WHB, triton shower, part tiled walls, tiled floors.

Hallway to:-

Bedroom No. 2 8'1" x 11'

Bedroom No. 3 7'11" x 11'1"

Sitting Room 14'11"x 10'11" Feature fireplace, TV point.

Kitchen/Diner 15'5" x 13'9" Fully fitted eye & waist level kitchen units, stainless steel sink unit, part tiled walls, tiled floor.

Utility Room 9'1" x 5'4" Tiled floor, WC.

Shower Room 13'7" x 5'8" WC, WHB, shower, tiled floors, part tiled walls.

Bedroom No. 4 / Office 13'7" x 6'10"

Back Porch

**Outside:** Mature grounds, yard to side and rear, enclosed back garden, utility shed.

**Services:** Private water, private sewage, oil fired central heating.

**BER:** F Ber No: 109898429 396.85kWh/m2/yr

**Apply:** Keane Auctioneers (053) 9123072

**Viewing:** Strictly by appointment with the sole selling agent.

**Directions:** From Wexford proceed out the N25 travelling to New Ross, just on entering New Ross take a left turn opposite The Brandon House Hotel, continue on this road for approx. 3 miles passing The Hillside pub on your left continuing straight, this residence is the 5th entrance on your left after the rumble strips.

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