

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.

[Inyard Hill, Quay Road, Fethard-On-Sea, New Ross, Co. Wexford.](#)

This property can only be described as having a stunning location, just outside Fethard-On-Sea village, with very scenic and beautiful views of the Inlet.

Close to local shops, schools, churches, many restaurants, stunning beaches including Duncannon, Baginbun, Dollar Bay, Sandeel beach and The Hook Peninsula to name but a few.

It stands on an elevated **c. 1 acre site**, overlooking practically the entire area & coastline, is easily accessed and has fantastic potential. Many local landmarks including Duncannon Fort, Slade and Fethard-On-Sea Harbours, Tintern Abbey and Loftus Hall are all within easy reach.

It is 35 minutes approx. from Wexford town, 30 minutes from New Ross, while Waterford City & airport are approx. 30 minutes via the Ballyhack car ferry.

The property is in need of renovation and would make a fantastic project.

Properties in such a unique and special area, with spectacular sea views of this calibre are few and far between, making this a potential once in a life time opportunity not to be missed.

VIEWING HIGHLY RECOMMENDED.

Accommodation Comprises:

Entrance Hallway

Kitchen/Diner/ Living Room 4.6m x 3.5m

Bedroom No. 1 4.6m x 3.1m Fireplace.

Shower Room 2.7m x 2.0m WC, WHB

Bedroom No. 2 3.6m x 2.5m

Services: Private sewage, mains water.

BER: G Ber No: 111059838 1027.99 kWh/m2/yr

Viewing: Strictly by appointment with the sole selling agent.

Apply: Keane Auctioneers (053) 9123072.

Directions: From Wexford proceed out the Duncannon Line (R736), drive through Wellingtonbridge

continuing on the R733. Drive into Fethard On Sea and straight through the village. Take the 1st left for Fethard On Sea harbour, and this residence is a short distance down this road on your right hand side.

Vernegly, Bannow, Co. Wexford.

Absolutely beautiful residence on c. 2 acres adjacent to one of the most stunning coastlines in South Wexford including Bannow Bay & Island. Some of the most scenic beaches at Cockle Strand and Cullenstown Strand are just minutes away offering a get-away into the sea-air! It is close to local shops, schools & churches at Wellingtonbridge, Carrig On Bannow, while still being within a short drive to New Ross & Wexford town etc. Waterford City and Waterford Airport are easily accessible via the ferries at Ballyhack and Dublin City & Airport is less than 2 hours.

The property enjoys a spacious site, with good frontage and easy access. This well presented residence would make a fantastic family home and for those looking for space for a pony, any prospective purchaser is sure to benefit from the stables on site. Accommodation is bright, spacious & creates a lovely atmosphere throughout.

This particular area is very sought after and renowned for its scenery, beautiful beaches, many restaurants etc.

Accommodation Comprises:

Entrance Hallway 4.3m x 2.4m Timber floor, storage.

Kitchen/Diner 8.6m x 4.2m Fully fitted eye & waist level kitchen units, Rayburn cooker (also supplies of ch & hot water), stainless steel sink unit, tiled floors, part tiled walls, feature brick fireplace with stove, bay window, part beamed ceiling.

Conservatory 4.3m x 5.9m Tiled floors, double doors to patio.

Lounge 5.3m x 4.2m Bay window, feature fireplace with stove.

Study 2.9m x 2.4m Timber floor.

Utility Room 3.4m x 2.4m Built in presses, stainless steel sink unit, tiled floor.

Back Hallway Tiled floor, door to rear.

Guest WC 2.9m x 1m WC, WHB, shower, part tiled walls, tiled floor.

Upstairs

Landing

Bedroom No. 1 4.2m x 3m En-suite.

En-Suite 2m x 1.6m WC, WHB, shower.

Bedroom No. 2 4.2m x 3m Built in wardrobe.

Bedroom No. 3 (Master) 4.2m x 3.5m Built in wardrobe, En-Suite.

En-Suite 2.7m x 1m WC, WHB, shower.

Bedroom No. 4 3.6m x 2.4m Built in wardrobe.

Bathroom 3.6m x 1.7m WC, WHB, corner bath, bidet, part tiled walls, timber floors.

Garage 5.3m x 4.3m

Storage 4.2m x 2.7m

2 X Stables 4.3m x 2.7m

Large Shed 12.4m x 10.3

Outside: Gardens to front & rear, spacious parking, stables, shed/storage/workshop, garage.

Services: Mains water, private sewage, oil fired central heating.

BER: C3 Ber No: 110856440 221.41 kWh/m²/yr

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: From Wexford proceed out the Duncannon line, in Wellingtonbridge take a left turn signposted for Bannow, continue on this road beside the Bay and down to a T Junction and turn right continue on this road and take the 4th road to the right and this residence is a short distance on your left.

Eircode: Y35PT73

GPS Co-Ordinates: Latitude 52.219 Longitude -6.774

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 laminate 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, laminate flooring
Bedroom 3	15'4 x 11'9	Large double room with quadruple built in wardrobes, laminate 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).

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.
