

# **Blackhall, Killurin, Co. Wexford.**

Beautifully presented bungalow residence on spacious site with good frontage, easy access and very attractive countryside views.

Accommodation is bright, spacious, very well laid out and tastefully designed.

Only short driving distance from Wexford town and easy access to the N25, N11 etc.

Local shops, schools & churches are nearby at Killurin, Glynn, Barntown etc.

Waterford City is less than 1 hour and Dublin City & airport is less than 2 hours. Ferries at Rosslare Europort 30 mins approx.

This is a very popular & sought after area and will make the ideal family/retirement home.

## **VIEWING IS HIGHLY RECOMMENDED.**

### **Property Features:**

Superb location.

Excellent accommodation.

Beautifully laid out.

Great gardens, views, parking etc.

Nicely decorated and finished.

Lots of extras.

### **Accommodation Comprises:**

Entrance Hallway 6'8" x 16'7" Built in closet, hot-press, bright & spacious.

Living Room 17'7" x 15'6" Feature stove with marble surround, bay window.

Kitchen/Diner 25'2" x 11'10" Fully fitted eye & waist level kitchen units, part tiled walls, part tiled/wooden floor, double doors to conservatory. All white goods.

Conservatory 12'42 x 12'1" Double doors to patio, garden access.

Utility Room 8'8" x 6'1" Fully fitted and plumbed, part tiled floor.

Bedroom No. 1 10'4" x 9'9"

Bedroom No. 2 (Master) 14'10" x 12'9" Bay window, en-suite.

En-Suite 8'10" x 4'5" WC, WHB, power shower, tiled.

Bedroom No. 3 11'3"x 12'9"

Bedroom No. 4 11'4"x 12'1"

Bathroom 12'8" x 8'6" WC, WHB, bath, shower, part tiled walls, tiled floor.

**Outside:** Gardens to front, rear & side, good parking

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

**BER:** Awaiting certificate.

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

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

**Directions:** From Wexford town proceed out the main N25(Wexford-New Ross road), go through Larkins Cross and proceed to Tomcoole Cross ,take a right turn here signposted for Glynn, continue on this road taking the 1st road to the left and then take the 2nd right and this residence is the 2nd property on the right.

---

# "Forest Lodge", Forest, Barntown, Co. Wexford.

***AS FEATURED ON RTE'S "FIND ME A HOME" !!!!***

Stunning Detached Residence presented to the market in absolutely beautiful condition oozing olde worlde charm & character throughout with many wonderful features such as feature fireplaces, beautiful porch, high ceilings etc. The property is approached via gated entrance bordered by mature shrubbery and stands on c.6 Acres of beautiful mature grounds with stables, paddocks, yard, tack room, feed shed , wash bay and swimming pool with decking area over looking the surrounding Countryside & c.0.75 acre site adjacent.

This is a truly unique & wonderful home ideal for the equestrian family. All facilities shops, schools, churches, etc. are easily accessed at Barntown & Taghmon villages.

The main N11 & N25 are easily connected. Waterford is less than 1 hour driving distance, Dublin less than 2 hours and ferries at Rosslare Harbour are 20 minutes.

The Sale of this Property offers a Rare opportunity to Acquire a Spacious Mature Country Home Enjoying Excellent Grounds & Easily accessible to all amenities.

## **PROPERTY FEATURES**

Panoramic views over surrounding countryside

Spacious accommodation

c. 6 Acres

Old worlde charm

Paddocks, stables, tack room etc.

Wonderful gardens with mature shrubbery

c. 2226 sq ft.

Swimming pool

Block Built stone hay barn with slate roof suitable for conversion

## **Accommodation Comprises:**

Sunroom 2.72m X 3.69m Tiled floor.

Entrance Hallway 4.92m X 1.77m Tiled floor, feature double doors and arch.

Sitting Room 4.88m X 4.07m Carpet flooring, feature marble fireplace with cast iron insert, built in corner display and storage units.

Dining Room 3.44m X 4.13m Tiled floor, built in display unit and storage.

Lounge 3.88m X 4.11m Linoleum floor, built in cabinet book-case.

Kitchen 3.41m X 2.52m Tiled floor , built in units, Stoves ceramic hob, Whirlpool double electric oven, Candy dishwasher.

Breakfast Room 4.36m X 2.52m Tiled floor, built in storage shelves.  
Utility 2.71m X 1.43m Tiled floor, Siemens dishwasher, Hoover dryer.  
Guest WC 2.69m X 1.02m Fully tiled walls and floor, Mira power shower.

#### First Floor

Landing 4.97m X 1.80m Carpet flooring.  
Bedroom No. 1 3.76m X 2.32m Carpet flooring, built in wardrobes.  
Bedroom No. 2 3.72m X 4.34m Carpet flooring, built in wardrobes.  
Bedroom No. 3 5.03m X 4.36m Carpet flooring, built in wardrobes.  
Bathroom 2.56m X 1.68m WC, WHB, tiled floors and walls, Mira power shower.

#### Second Floor

Landing 3.72m X 1.80m Carpet flooring.  
Bedroom No. 4 2.30m X 4.31m Carpet flooring, walk in wardrobe.  
Walk in wardrobe 1.50m X 3.13m  
Storage 2.45m X 4.20m  
Bedroom No. 5 2.40m X 4.57m Carpet flooring, built in wardrobes.

**Outside:** c. 6 acres with c. 0.75 acre site adjacent, gated driveway, paddocks, stables, tack room, hay shed, wash bay, swimming pool, decking area

**Services:** All services

**BER:** F Ber No: 108725094 408.39kWh/m<sup>2</sup>/yr

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

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

**Directions:** From Wexford proceed out the N25 Wexford-New Ross road, take a left at Larkins Cross, take a right exit at roundabout, proceed straight until you come to Taghmon village, drive straight through village passing the primary school, take the 1st road to the right and the property is the first on left.

**GPS Co-Ordinates:** Latitude 52.329 Longitude -6.646

---

## **"Kalina", Coolree, Newbay, Wexford.**

**"AS FEATURED BY IRISH INDEPENDENT & DAILY MAIL".**

Absolutely Spectacular Detached Residence resting on a beautifully mature elevated c. 1.2 acre site of stunning grounds, approached via gated entrance, **enjoying panoramic river views**, spacious driveway, seclusion, privacy, decking area to rear and

much more. This exceptional property is oozing with elegance from the moment you enter the front gates.

Comprising of c. 4,000 sq ft of well laid out living space, each room is bright, spacious with stunning features throughout such

as impressive hallway, homely kitchen / diner with lounge area, decking, sun room, double bedrooms, garage, option of a granny flat / home office, spacious parking area, etc.

It is presented to the market in superb condition and decor is stylish, yet classic complimenting the exterior and the beautiful grounds.

Newbay is one of the most premium residential areas in Wexford and the sale of this property represents a fantastic opportunity to acquire such an exclusive property.

The town centre is within minutes driving distance, shops, schools, churches, supermarkets, college, restaurants, etc. are all very easily accessed.

The N11, N25 and M50 are very easily connected. Dublin city and airport is less than 2 hours & the ferries at Rosslare Europort are only 20 minutes.

Only a few minutes pleasant walking distance from the renowned Newbay House Hotel, 5 mins driving to Wexford racecourse & GAA grounds.

Easy access to nearby Wexford's premier beaches.

3 mins driving to Wexford General Hospital

M11/N11 access and Dublin city and airport bus stops only few minutes drive & M11 motorway direct from Wexford to Dublin due to be completed very shortly reducing travel time significantly.

Bray little over one hour, Gorey 35 mins. Waterford airport with now daily flights to U.K. 50 mins approx.

Lidl, Aldi, Tesco Extra & retail parks are all less than 5 minutes drive as are schools including Barntown Primary & the all new 900 student Lorreto secondary school built this year,

Renowned 5 star Rathspeck Manor Golf Course and Wexford Golf Club within minutes driving distance from property.

Properties such as this rarely come on the market in the renowned Newbay area and this is one not to be missed.

## **BY PRIVATE TREATY**

### **Accommodation Comprises:**

Entrance/Hallway 3.12m x 7.10m Tiled floors, feature glass.

Sitting Room 5.22m x 4.97m Feature marble fireplace with gas fire, large feature window, recessed lighting, double doors to sun room.

Sun Room 4.30m x 4m Tiled floors, double doors to decking.

Living Room 5.85m x 5.81m Semi solid timber floors.

Kitchen/Diner 5.92m x 6.62m Solid fuel stove with feature brick surround, breakfast counter, eye & waist level units with marble work tops, Belfast sink, gas cooker, double doors to garden.

Hallway to Utility 2.82m x 1.18m

Utility Room 2.83m x 3.19m Plumbed for appliances, tiled floor, eye & waist level units, stainless steel sink unit, part tiled walls.

Shower Room 2.72m x 1.44m WC, WHB, Shower, fully tiled.

Playroom 2.74m x 2.93m with front door, possibly suited as granny flat, door to garage.

Main Hallway

Cloakroom 0.76m x 1.35m

Bedroom No. 1 4.97m x 3.22m Semi solid timber floors, built in wardrobe.

Bathroom 2.50m x 2.80m WC, WHB, tiled

Bedroom No. 2 5.15m x 4.02m

En-Suite Shower Room 2.64m x 3.68m WC, WHB, Triton shower, tiled walls.

Upstairs

Spacious Landing 5.10m x 3.32m With lounge area, hotpress.

Bedroom No. 3 3.86m x 4.30m Timber floors, stunning views over River Slaney, built in wardrobe, tv point.

Bedroom No. 4 (Master) 6.68m x 6.07m Built in wardrobe, with views over river and garden, tv point, spacious walk in wardrobe/nursery/bedroom, en-suite bathroom.

En-Suite Bathroom 3.32m x 3.29m En-suite bathroom, views over river, dressing room.

WC, WHB, Jacuzzi bath, shower, fully tiled.

Bedroom No. 5 4.57m x 3.83m Walk in wardrobe.

Bathroom 2.37m x 2.35m WC, WHB, Jacuzzi bath, fully tiled.

Garage 4.12m x 3.95m AV

**Outside:** - Electric & intercom gated entrance, spacious driveway, garage, yard to rear, decking, boiler house, alarmed etc.

**Services:** - Oil fired central heating, sewage - septic tank, private water.

**Viewing:** - Strictly by appointment with selling agent only.

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

---

## [No. 3 Bramble Park, Bridgetown, Co. Wexford.](#)

Looking for a 4 bedroom, hang your hat condition home, in a convenient location? No. 3 Bramble Park comes to the market in

showhouse condition with all the touches and finishes, one could desire. Bramble park is a small development just on the

outskirts of Bridgetown with all the amenities being close to hand including secondary school (3rd level), shops, pharmacy, doctors surgery, etc., while Kilmore Quay is a

few mins with renowned restaurants, numerous beaches, marina etc. Wexford town short distance away with Rosslare Europort only 20 mins approx.

Well proportioned rooms, from the 4 double bedrooms to striking living room, this home is suited perfectly for family living or from those wanting a little extra space. Its fresh interior and the level of finish is second to none. From the attractive flooring which runs throughout the ground floor, to the magnificently tiled bathrooms, to the rear outdoor patio area surrounded by well-maintained gardens, the list goes on...

The current owners have done all the hard work for the new occupiers, so you can just move in and start enjoying your new home!

**Viewing of this quality family home comes highly recommended!**

### **Property Features**

Ideal family home.

Presented in showhouse condition.

Close to all amenities.

Superb location.

### **Accommodation Comprises:**

Entrance Hallway 6.8m x 3.2m Spacious, flowing area, hotpress & stairs off.

Living Room 4.7m x 3.9m Bright, airy room with bay window, feature fireplace with fire door, recessed lighting.

Kitchen/Dining 5.9m x 4.2m Light filled room with excellent array of built in units at eye & waist level, tiled splashback, double doors to rear garden.

Utility Room 2.4m x 1.8m With fitted units at eye & waist level, spacious.

Bedroom 1 3.7m x 3.1m Bright double room with bay window.

Bedroom 2 3.7m x 3.2m Double room.

Bathroom 2.7m x 1.9m WC, WHB, bath with shower mixer tap over, laminate flooring, part tiled walls.

First floor Spacious landing with sky-light

Bedroom 3 3.7m x 3.6m Double room with recessed lighting, door to

Jack & Jill En-suite 2.9m x 2.2m WC, WHB & electric power shower, tiled floor & part tiled walls.

Bedroom 4 3.8m x 3.6m Double room with bay window, door to Jack & Jill en-suite.

**Outside:** Attractive, well- maintained gardens, patio area, garden sheds, side entrance's, parking.

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

**BER:** D1 Ber No: 108398512 249.37kWh/m<sup>2</sup>/yr

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

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

**Directions:** From Wexford proceed out the Rosslare road taking a right turn signposted for Kilmore, continue on this road passing through Ballycogley, take a right turn just after Greenacres pub signposted for Bridgetown, Bramble Park is located a short distance down this road on the left hand side just before entering the village.

**GPS Co-Ordinates:** Latitude 52.228 Longitude -6.5437

---

## **No. 43 Laurel Grove, Tagoat, Co. Wexford.**

This superb 4 bed semi detached residence is presented to the market in excellent condition throughout featuring very well laid out accommodation. The property enjoys a bright and spacious layout with 4 bedrooms, one en-suite, living room open plan to playroom/diningroom etc.

It is very tastefully decorated throughout with many added extra's with spacious gardens to rear and off street parking to front. Ideally located within walking distance of amenities at Tagoat village shops, schools, Church etc and is easily accessed to the main Rosslare Harbour road.

Rosslare Harbour which is minutes away provides daily sailings to the UK and Europe, shops, supermarket, restaurants etc.

Wexford town centre is approx. 15 minutes driving distance and the property is spoilt for choice with some of the South East's finest beaches at its doorstep Rosslare Strand & Harbour, Carne, St. Helen's to name a few.

The Sale of this property offers an excellent opportunity to acquire a beautiful home in a convenient location and would suit a wide range of property buyers ie. families, retirement, holiday, investment .

### **Property Features**

Excellent location.

Minutes to beaches.

Close to Rosslare Harbour & Strand.

4 Bedrooms.

Living room.

Playroom / lounge.

Off street parking.

Spacious back garden.

Solar Panels.

### **Accommodation Comprises:**

Entrance Hallway 17'3" x 8'6" Tiled floor, bright & spacious.

Living Room 14'9" x 13'10" Semi solid timber floors, feature fireplace, TV point. d Steps to dining area.

Dining Room/Playroom 19'8" x 15'4" Built in units, door to garden.

Kitchen/Diner 17'1" x 13'8" Fully fitted eye & waist level kitchen units, stainless steel sink unit, part tiled walls, tiled floor, door to;

Utility Room Plumbed for appliances, built in units, door to rear.

Guest WC 5'9" x 4'10" WC, WHB, tiled floors, part tiled walls.

Upstairs

Landing

Bedroom No. 1 9'6" x 12'4"

Bedroom No. 2 11'2" x 11'1" Built in wardrobe.

Bedroom No. 3 8'5" x 10'8" Built in wardrobe.

Bathroom 6' x 7'7" WC, WHB, Bath, Shower.

Bedroom No. 4 11'1" x 11'1" Walk in wardrobe, En-Suite.

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

**Outside:** Gardens to front & rear, side entrance, garden shed, parking.

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

**BER:** C1 Ber No: 106007016 174.09 kWh/m<sup>2</sup>/yr

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

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

**Directions:** From Wexford town proceed out the Rosslare road, in tagoat take a left turn at Cushens Bar, pass the church on your right and the entrance to Laurel Grove is on your right, drive into the estate and no.43 is on your left as you drive in.

**Eircode:** Y35 X883

---

## **"Innisfree", Redshire Road, Murrintown, Co. Wexford.**

A most charming and pleasant 4 bed detached bungalow, nicely located on the the Redshire Road in Murrintown. Located just off the Duncannon Line, this makes the location ideal with Wexford town just c.5 minutes

away with easy access to the N25 & N11. The EPA headquarters and the renowned walks & sights at Johnstown Castle are just a

stone's throw away. Forestry walks and pony trekking are adjacent at Forth Mountain. All amenities are close to hand with schools, shops, sports clubs, doctors surgery, crèche, to name but a few just minutes away at nearby Murrintown & Piercestown villages.

The accommodation lends itself perfectly to family living, with excellent living accommodation together with 4 double

bedrooms, all tastefully decorated. There is also the benefit of a garage for those looking for that extra space or storage.

The space externally compliments the internal space with well-manicured gardens on a mature site extending to **approx.**



**0.5 acres.** This home will suit a multitude of potential purchasers from first time buyers, to growing families to those looking for a quiet, convenient area to retire to.

**Viewing comes highly recommended.**

**Property Features:**

Ideal family home.

Convenient location with all amenities close to hand.

Just minutes from Wexford town.

Presented in excellent condition.

Easily Accessible.

Rosslare Europort 15/20 mins.

Beaches nearby at Carnesore & Kilmore Quay.

Accommodation Comprises:

Entrance Porch 2.1m x 2m Tiled floor, wainscot panelling.

Hallway 4.4m x 1.7m Spacious hallway with laminate flooring.

Living Room 4.3m x 4.7m Light, airy room with feature open fireplace (with back boiler), laminate flooring.

Kitchen/dining 4.6m x 4.2m Large well-appointed room with excellent array of built in units at eye & waist level, tiled floor & splashback, plumbed for washing machine.

Door to rear garden.

Shower room 3.2m x 1.8m WC, WHB , electric power shower, fully tiled from floor to ceiling.

Bedroom 1 3.3m x 3m Double room with laminate flooring.

Bedroom 2 3.6m x 3m Double room with laminate flooring.

Bedroom 3 3.6m x 3.1m Double room with built in wardrobes.

Bedroom 4 3m x 3m Double room with laminate flooring.

Garage 5.2m x 3.3m With electric & heating

**Outside:** Manicured gardens, mature site, parking.

**Services:** ESB, mains water, septic tank sewerage, dual heating (oil & back boiler)

**BER:** D1 Ber No: 101946259 237.84 kWh/m<sup>2</sup>/yr

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

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

**Directions:** From Wexford town proceed out the Duncannon line, take the first turn to the left for Murrintown (Redshire Road) and the property is the 4th on the right hand side.

---

# Ballyboggan Lower, Castlebridge, Co. Wexford.

This excellent 3 bed dormer home is located in one of the most sought after residential villages in Wexford. The property rests on a lovely mature site with beautiful garden to rear just a short stroll to all facilities at Castlebridge village, shops, schools, churches, restaurants, chemist etc. Wexford town centre is approx. 10 mins drive and the main Gorey to Dublin road (R741) is very easily accessed.

Numerous beaches are close by at Curracloe, Blackwater, Raven Forest etc.

The property itself is presented to the market in excellent condition with bright well laid out accommodation throughout nicely decorated creating a very pleasant homely atmosphere throughout. This property offers excellent potential and would make a wonderful family home.

## **Viewing Highly Recommended .**

### **Property Features:**

Premium location  
Walking distance to Castlebridge village.  
3 Bedrooms.  
Private back garden.  
Ample car parking.  
Minutes to beaches.  
Close to Wexford town centre.  
Oil fired central heating.

### **Accommodation Comprises:**

Entrance Hallway 5.9m x 2m Tiled floors, bright & spacious.  
Living Room 4.5m x 3.9m Feature fireplace, TV point.  
Kitchen 6.1m x 3.2m Fully fitted eye & waist level kitchen units, stainless steel sink unit, tiled floors, part tiled walls, door to rear patio.  
Utility Room 2.6m x 2m Fully plumbed, tiled floors, door to rear.  
Bedroom No. 1 3.3m x 3.9m Laminate timber floor.  
Bathroom 2.1m x 2.5m WC, WHB, bath, part tiled walls & floors.

### **Upstairs**

Landing  
Bedroom No . 2 5.8m x 3.2m  
Shower Room 2.7m x 1.3m WC, WHB, Shower, Part tiled walls.  
Bedroom No. 3 5.9m x 4m TV point, storage.

**Outside:** Private West facing rear garden, patio, mature shrubbery, fruit trees, utility shed, spacious parking.

**Services:** Mains water, private sewage, oil fired central heating & back boiler.

**BER:** C3 Ber No: 109543587 206.36kWh/m2/yr

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

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

**Directions:** From Wexford town proceed over the bridge on the R714, on entering Castlebridge, turn right at Freddie's shop proceed straight and the property is a short distance on the left hand side with For Sale Board.

---

## **Prime Residential Development Site of C.9.23 Acres with F.P.P. for 49 Houses, AT Newtownbarry, Bunclody, Co. Wexford.**

- **Superb location, outskirts of Bunclody town, very sought after area.**
- **Beautiful scenic area adjacent to shops, schools, churches etc.**
- **Very accessible, good frontage & easily connected to the N80, M9 & also close to Carlow, Gorey, Enniscorthy, Ferries at Rosslare Europort, M11 & M50.**
- **Very commutable to Dublin City & airport.**
- **POA**

**VIEWING HIGHLY RECOMMENDED.**

**GREAT OPPORTUNITY - READY TO GO**

**SERVICES:** Mains water, sewage adjacent, capacity available.

**LEGAL:** P.B Cunningham & Co., Suite 212, The Capel Building, Mary's Abbey, Dublin 7.

**APPLY:** Sole Agent Keane Auctioneers 053 9123072.

---

## **"Avian", Forth Mountain, Wexford.**

An excellent opportunity to acquire a fine 3 bedroom home, in a much sought after area, with the

benefit of a self-contained apartment! The property is ideally located on Forth Mountain, less than 2km from the Duncannon Line, making Wexford Town, with all its amenities just 5 minutes away and having the road networks of the N11 & N25 within easy reach. For those with an active streak, a host of walks and outdoor pursuits are to be found close by. The main house accommodation is ideal for family living with spacious bedrooms, roomy kitchen/dining, large living room and 2 bathrooms. The apartment, offering an impressively sized open plan living/dining/kitchen area along with bedroom and en-suite that can suit a host of uses for anyone looking for space for a parent to a space for a teenager looking for their own space, the possibilities are immense. Also with the benefit of a selection of out-buildings, these are perfect for those with hobbies or working from home. The gardens to the rear are private and have the benefit of a sunny patio area - ideal for summer evenings! While the property would benefit from some upgrading, this is a unique opportunity to acquire such a property in such a convenient location!

**Viewing is highly recommended!**

### **Property Features.**

Ideal location, just 5 minutes from Wexford town.

Close to all road networks.

Various out-buildings.

Excellent family home.

### **Accommodation Comprises:**

#### **Main House**

Entrance Porch 4'5" x 5'1" Tiled Floor.

Hallway 10'10" x 3'8" Wainscoting.

Bedroom 1 9'1" x 13'10" Spacious double room.

Bedroom 2 16'3" x 7'10" Spacious double room.

Bedroom 3 11'5" x 9' Airy double room

Bathroom 9'11" x 4'9" WC, WHB, Shower over bath, fully tiled.

Inner Hallway 15'11" x 3'7" Wainscoting & laminate flooring.

Living Room 20'1" x 15'3" Large, spacious room with feature open fireplace, laminate flooring.

Kitchen/Dining 15'1" x 14'1" Bright, airy room with excellent array of built in units at eye & waist level, tiled floor

& splash back, plumbed for dishwasher, patio doors to rear.

Utility 8'3" x 7'8" Tiled floor, built in storage, hot-press off., plumbed for washing machine, door to rear.

Shower Room 7'7" x 2'10" WC, WHB & Shower, fully tiled.

#### **Apartment**

Entrance Porch 4'5" x 5'1"

Open plan living/ dining/kitchen 23'4 x 20'2 Large bright room with feature open fireplace.

Excellent array of built in units at eye & waist level, plumbed for dishwasher, patio doors to side.

Rear Hallway 5'5" x 3'8"

WC 5'5" x 5'4" WC, WHB. Hotpress off

Bedroom 11'9" x 9'5" Spacious double room with built in wardrobes & storage.

En-Suite 5'4" x 4'1" WHB & Shower over bath, fully tiled.

**Outside:** Range of outbuildings, garden to rear, parking.

**Services:** ESB, Mains water, Septic tank sewage, Oil fired central heating.

**BER:** Awaiting certificate.

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

**Apply:** Keane Auctioneers.

**Directions:** From Wexford proceed out the Duncannon Line, turn right at The Mountain Bar and proceed up this

road for 0.8km & turn left at the cross-roads. The house is located 0.8km along this road on the right.

---