

"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.