

# **Baldwinstown, Bridgetown, Co. Wexford.**

Very well appointed 2 storey residence in the centre of Baldwinstown village, only minutes from Kimore Quay and short driving distance from Wexford town centre.

Many beaches close by at Ballyhealy, Cullenstown and very attractive marina at Kilmore Quay with daily trips to the Saltee Islands.

Surrounded by many restaurants in the area and has local shops, churches, schools (3rd level) in nearby villages of Bridgetown, Kilmore & Rathangan.

Good frontage, easy access, spacious gardens and nicely laid out accommodation.

**MUST BE VIEWED.**

**GREAT OPPORTUNITY.**

## **Property Features:**

Good frontage.

Easy Access.

Presented in good condition.

Good accommodation.

Very popular & sought after area.

## **Accommodation Comprises:**

Entrance/ Hallway

Sitting Room 15'3" x 9'11" Feature fireplace.

Living Room 15'2" x 13'2" Feature fireplace.

Kitchen/Diner 10'8" x 9'10" Fully fitted kitchen eye & waist level units, part tiled walls, stainless steel sink unit.

Dining Room 10'10" x 10'3"

Shower Room 9'9" x 9'7" Shower, WC, WHB, tiled.

Bedroom No. 1 11'10" x 9'9" Built in wardrobe.

Upstairs

Bedroom No. 2 11'10" x 10'11" Built in wardrobe.

Bedroom No. 3 13' x 8'10"

Bath Room 8' x 6' WC, WHB, Bath, Fully tiled.

**Outside:** Storage sheds, spacious garden to rear with side entrance.

**Services:** Mains water, mains sewage, gas central heating.

**BER:** G Ber No: 107509986 508.44kWh/m2/yr

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

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

**Directions:** From Wexford proceed out the Rosslare road, at Kerlogue Nursing Home take a right turn signposted for Johnstown Castle, continue straight on this road and drive through Murrintown Village, keeping straight passing Sleadagh farm, carry on straight for Baldwinstown and entering

the village take a right for Duncormick and this residence is short distance on your left.