

# Cotts, Tacumshane, Co. Wexford.

Attractive 3 bed bungalow on a mature and well maintained site extending to approx. 0.5 acre coming to the market in excellent condition. Perfect for a permanent or holiday home, it is ideally located just minutes from Rostoonstown Strand, Our Ladys Island, Killinick while Rosslare Europort and Wexford Town are just 20 minutes away.

With well-proportioned rooms and with the benefit of an integrated garage, this home is ideal for those looking for some extra space in and outside the house. Not to mention the rear shed and green house, for those of you who are "green-fingered", you will be in your element.

Presented in excellent condition, **viewing comes highly recommended.**

## **Property Features**

Convenient location.

Close to all amenities including shops, schools, restaurant, etc

Close to beaches.

Presented in excellent condition.

Well maintained c.0.5 acre site.

## **Accommodation Comprises:**

Entrance Porch 6'6 x 4'4 Tiled floor.

Hallway 16'2 x 5'9 + 22' x 3' Bright L-shaped hallway with laminate flooring

Sitting Room 16'5 x 12' Light, spacious room with feature stove with back boiler

Kitchen/Dining Room 20'9 x 9'5 Fine, airy room with excellent array of built in units at eye & waist level, tiled floor & part tiled walls, patio doors to garden.

Bedroom 1 12'10 x 13'9 En-suite

En-Suite 9'10 x 4' WC, WHB ,shower with partly tiled walls, tiled floor.

Bedroom 2 12' x 11'

Bedroom 3 11'6 x 11'

Garage 15' x 9' Door to

Utility 9' x 9' Plumbed for washing machine, door to rear garden.

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

**BER:** D1 Ber No: 101871226 252.64 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, take a right turn just at Amber service station in Killinick, take a right at the Merry Elf pub, continue on this road and take a left turn at the T Junction, continue for 2/3 miles and go straight through the next big crossroads, continue for short distance and this house will be on your left.