

"Seaview Cottage", Ardavan, Wexford.

A most conveniently located bungalow, just 2km from the Town centre, in the popular area of Ardavan.

Just minutes from schools, shops, and all amenities, yet offering its own private space, you really have the

best of both worlds here. Short driving distance from beautiful beaches at Curracloe, Ballinesker & Raven Forest and

easily access to the North Sloblands wildfowl reserve.

While the property is in need of refurbishment, it offers any prospective purchaser an excellent opportunity

to set up home in a much sought after address.

Accommodation Comprises:

Entrance 6' x 3'

Living Room 12'6 x 10'8 Open Fireplace

Kitchen 13'1 x 7'10 Tiled Floor, some fitted units. Door to outside

WC 7'10 x 4' WC & WHB

Bedroom 1 12'3 x 6'1

Bedroom 2 12'3 x 6'7

Shower Room 6'2 x 5'4 WC, WHB & Shower Unit, fully tiled floor to ceiling.

Services: Mains water, septic tank sewerage, ESB.

BER: G Ber No: 110246857 1160.07 kWh/m²/yr

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: Proceed out over Wexford Bridge. The property is 2 km out this road on the left hand side (just after the concrete lane-way).