

# "Valhalla", Logansherd, Carne, Co. Wexford.

Views, Views, Views! This detached dormer bungalow offers outstanding views, many dream of but many never achieve!

With magnificent sea views to the rear, sit in the sun-room or relax in the garden and take in the beauty Carne has to offer!

If you want to venture a short distance from the views, There are a number of popular eateries and hospitality spots,

while the reknown sandy beach of Carne is just a few minutes away!

The property lends itself perfectly for full-time or part-time living with well proportioned rooms. Offering 4 double bedrooms, a spacious kitchen/diner, large living room, not to mention the spacious sun-room drawing your eye to the garden leading to the sea-views, all lending itself to comfortable and roomy living! Coming to the market in excellent condition, the interior space is matched with the large gardens to both front and rear. With Wexford town just 25 minutes away and Rosslare Europort, just 15 minutes away, the property is very accessible.

**Viewing is highly recommended!**

## **Property Features:**

Idyllic location.

Stunning sea-views.

### **C. 1.16 Acre site.**

Excellent accommodation.

Close to Carne Beach.

Within easy commute to Wexford Town & Rosslare Europort & all road networks.

## **Accommodation Comprises:**

Entrance Porch 6'11 x 4'4 Laminate Flooring

Hallway 18'11 x 6'7 Spacious light area, laminate flooring, stairs off.

Living Room 18'1 x 12' Large room with feature open fireplace, laminate flooring.

Double doors leading to;

Kitchen/Diner 21'4 x 10'5 Impressive, airy room with fitted units at eye & waist level, tiled splashback, Outstanding views

Sun-room 12'5 x 9'9 Light filled room with outstanding sea-views, tiled floor, doors to rear garden.

Utility Room Tiled floor & splashback, plumbed for washing machine,

Door to rear garden.

Bedroom 1 11'6 x 8'5 Double room with laminate flooring.

Bedroom 2 11' x 10'6 Bright double room with excellent views, built in storage, laminate flooring.

Shower Room 7'6 x 6'11 WC, WHB & Triton power shower, part tiled floor & walls.

Upstairs

Landing 7'7 x 4'3

Bedroom 3 12'6 x 8'6 Spacious double room

Shower Room 7'10 x 4'5 WC, WHB & Shower, part tiled walls

Bedroom 4 12'6 x 9'6 Large double room offering impressive sea views, laminate flooring, leading to

Study 15'7 x 9'2 Velux windows, laminate flooring, storage to eaves

**Outside:** Gardens to front, rear & side, spacious parking.

**Services:** Septic tank sewerage, mains water, electric heating, ESB.

**BER:** E1 - Ber No. 110329455 - 328.23kWh/m<sup>2</sup>/yr

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

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

**Directions:** Proceed through Our Ladys Island towards Carne. Turn right at the Lobster Pot pub & restaurant & proceed along this road. Pass the soccer pitch (on your right), ignore the turn to the left and the house is the 3rd house after the turn on your left.