

Heffernan Estates
35 Morgan Street
Clashrea
Waterford
X91 CK38
t: 051 852218
email: estates@heffernan.ie

Boderan, Campile, New Ross

Starting Bid: €395,000.00



For sale by Heffernan Estates via the [iamsold Bidding Platform](#)

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Highlights:

Spacious 5-bedroom home on an incredible 1.7 acres bounded by a natural stream and mature trees.

Prime location close to unspoilt sandy beaches in the sunny Southeast.

Bustling villages of Campile and Ramsgrange with schools, shops, and local amenities are nearby.

Easy access to Waterford city, as well as the large towns of New Ross and Wexford.

We are delighted to present this wonderful five bedroom detached home near the villages of Campile & Ramsgrange to the market. This bright property comprises of an entrance hall, kitchen with fitted units and feature island, dining/living room area with dual sided Lacunza stove that can be switched to an open fire, office, sunroom, utility room, bathroom and two generous sized bedrooms, one with an ensuite. Upstairs there is a landing,

bathroom with jacuzzi bathtub two double bedrooms and a single bedroom.

In a peaceful setting of the surrounding countryside this property is in an ideal location as it's situated only 18 km's from the prosperous town of New Ross, 35 km's from Waterford City and 37 km's from Wexford Town. This home is only a short drive to the villages of Campile and Ramsgrange. Local amenities include national schools, Ramsgrange Secondary school, creches, playground, service stations, pubs and shops. Visitor attractions nearby include the Dunbrody Country House Hotel, Tintern Abbey, JFK Arboretum Park, Hook Head Peninsula, Ballyhack car ferry to Waterford City and many wonderful beaches.

The large site extends to 1.7 acres and a large garden surrounds this home. It has its own running stream, fruit trees, a pond and wildflower areas. There is ample parking, a central vacuum system, the heating is oil fired, the windows are double glazed PVC throughout and the energy rating is an impressive B3. There is also a large detached garage that could be used as a workshop. The property offers a great opportunity to acquire a home in this popular and convenient location close to the South East coastline. All in all a wonderful home!

Viewing is highly recommended!

BER:B3

Total floor area: 237m²

Virtual Tour:

<https://tour.giraffe360.com/ce742ba2937c479488f29fb563bd2354/>

To view or make a bid, contact Heffernan Estates or iamsold, www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.