

## **Glenour, Adamstown**

### **Starting Bid: €285,000.00**



For sale via the iamsold Bidding Platform

We are delighted to present this three bedroom bungalow in a wonderful setting near the village of Adamstown and the N25 motorway to the market.

This bright and spacious home includes an entrance hall, living room with feature, large kitchen with fitted units, three generously proportioned bedrooms, utility and bathroom. Upstairs there is timber flooring and ample storage.

Set just outside the secluded and peaceful village of Adamstown this property is in an ideal location as it's within easy distance of the prosperous towns of Enniscorthy (19 km's) New Ross (22 km's) and Wexford (22 km's) offering an array of amenities and bustling with activity. Dublin is just over an hour and a half drive away and so it is an ideal location for commuters.

These towns nearby offer all amenities including shops, pubs, restaurants, churches and schools. Ideally situated for outdoor enthusiasts a short drive will take you to some of Wexford's finest beaches. Closer by Adamstown contains a primary school, secondary school, GAA Club, soccer Club, community centre, pubs, shops, church and pharmacy.

To the side of the property is a large garden that has huge potential for a buyer to put their own stamp on. The heating is oil fired and the windows are double glazed PVC throughout. This home is in good condition and offers the purchasers the opportunity to create a wonderful home in a tranquil, rural setting. There is a large shed to the rear that could be used for storage or as a workshop.

The sale of this house offers a superb opportunity for any potential buyer to acquire a property in one of the most convenient and sought after countryside locations.

Virtual Tour - copy and paste the following link  
<https://tour.giraffe360.com/488a896bae46451a8019c1f7c8493c00/>

BER B3 / BER No. 100656313  
Floor Area 126.23 m2

## 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. iam sold 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.