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## **Ballycullane, New Ross**

### **Starting Bid: €40,000.00**



For sale by RE/MAX, Waterford 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](https://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

NB: Please note there is a significant boundary issue. The current owner has owned the entire property since 1995, however the land registry map does not match up to how the property boundary is on the ground including part of the dwelling. The property is priced to reflect this and is being sold as seen. Suitable to cash buyers only.

We are delighted to present this 4 bedroom derelict bungalow to the market. This house is in need of restoration but has great potential as a renovation project. This bungalow includes an entrance hall, living room, kitchen, bathroom and four generous sized bedrooms.

There is a good size garden around the house that is in need of some maintenance but with some work could be a pleasant sun trap. There is also a block shed to the rear.

This house is close to the village of Ballycullane with all the amenities such as a convenience store, petrol station, pub, primary school and sporting facilities while the

villages of Ramsgrange, Campile and Wellingtonbridge are nearby.

The beautiful scenic and coastal settings of Duncannon, Arthurstown, Fethard on Sea and Hook Head are a short drive. Sandy beaches such as Dollar Bay, Fethard on Sea, Baginbun and Duncannon are close by. Tintern Abbey with its walled garden and woodland walks, the famous Hook Head Peninsula with its beautiful coastline are also just minutes away.

New Ross Town is ca 19 kms away where are all the major amenities including shops, restaurants, hotel and schools. Wexford Town is 31 kms while Waterford City is ca 37 kms. New Ross Town has many attractions including the Dunbody Famine Ship and Visitor Centre, the four star Brandon House Hotel & Spa, the John F Kennedy Arboretum and a section of the Greenway to Waterford City has opened. Waterford City is also easily accessed via the Ballyhack Car Ferry.

A buyer may be entitled to the recently introduced Vacant Property Refurbishment Grant which provides funding so a person can refurbish vacant and derelict homes. To qualify for the grant a buyer must live in the home as their principal private residence when the work is completed. Up to €30,000 can be applied for to renovate a vacant property and an additional grant of up to €20,000 if the property is derelict.

See [www.gov.ie/en/service/f8f1b-vacant-property-refurbishment-grant/](http://www.gov.ie/en/service/f8f1b-vacant-property-refurbishment-grant/)

BER: F  
Eircode: Y34 YK30.

This is a property in a great location, is close to the coast and has great potential.

Viewing of this bungalow is highly recommended.

To view or make a bid, contact RE/MAX, Waterford, or iamsold, [www.iamsold.ie](http://www.iamsold.ie)

These particulars do not constitute an offer or contract, and whilst every effort has been made in preparing all descriptions, dimensions, maps, and plans, these details should not be relied upon as fact. Dimensions / Illustrations are for guideline purposes only and not to scale.

RE/MAX Property Specialists - Team fogarty will not hold itself responsible for any inaccuracies contained therein.

## 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 firms 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.