

# FOR SALE

AMV: €525,000

File No. 5124.BF



## ‘Sunnyside’, Kilmore Quay, Co. Wexford, Y35 F573

- Nothing compares, this is truly a once off opportunity.
- Simply a breathtaking location – spectacular sea views.
- Circa 2 acres directly fronting the beach.
- Viewing strictly by prior appointment 053 9144393 / [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)



**Kehoe  
& ASSOC.**

- ❖ A traditional thatch cottage in superb condition on a beachside site of circa 2 acres with the most stunning views of The Saltee Islands, St. Patricks Bridge and out to sea.
- ❖ A totally unique opportunity where planning permission is virtually impossible to obtain now in this cul-de-sac location, 10 miles south of Wexford Town, beside the village of Kilmore Quay with its new marina, traditional pubs, excellent fish restaurants and the wonderful coastal walks along the nearby burrow.
- ❖ Simply a breathtaking location – circa 2 acres directly fronting the beach to which there is easy access, totally private and manageable grounds.
- ❖ The thatch cottage is refurbished to a high standard providing light filled and well proportioned accommodation.
- ❖ There are most spectacular sea views from the living room and bedroom accommodation.
- ❖ Nothing compares – this is truly a once off opportunity, a real gem, a hide-away literally on the beach yet just 20 mins. drive from Rosslare International Ferry Port and just over 2 hours from Dublin, beside the best fishing village in County Wexford.
- ❖ Accommodation briefly comprises; entrance porch, large open plan kitchen/diner, conservatory, utility room, almost circular feature living room with spectacular views out to sea, 4 bedrooms, 2 bathrooms.





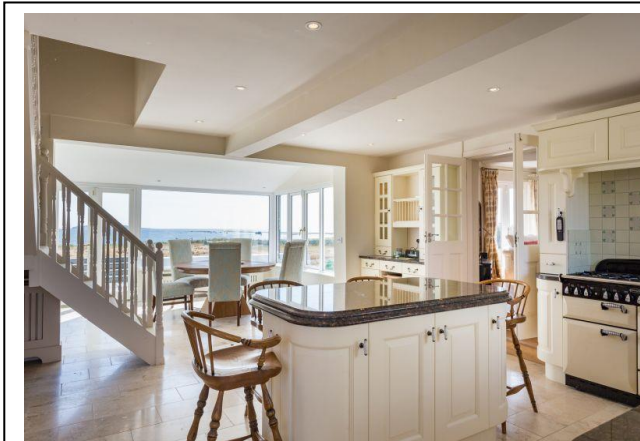
## **ACCOMMODATION**

Entrance Porch	1.45m x 1.30m	With Terrazzo tiled floor.
Kitchen	5.52m x 5.42m	Excellent range of built-in floor and level units, granite worktop, Rangemaster cooker, Belfast sink, dishwasher, American style fridge freezer and island unit/breakfast bar. Terrazzo tiled floor. Stairs to first floor.
Sun Room	6.67m x 2.77m	With two sets of French doors to patio area and Terrazzo tiled floor. Uninterrupted views out to sea and The Saltee Islands.
Study	2.56m x 2.17m	With timber floor.
Sitting Room	5.67m x 4.89m (ave.)	Circular room - with gas stove, timber floor and French doors to garden.
Hallway	4.31m x 0.89m	With timber floor.
Shower Room	2.38m x 2.07m	Shower stall with power shower, vanity w.h.b., w.c., heated towel rail. Part-tiled walls and tiled floor.
Bedroom 1	3.70m x 2.58m	With timber floor.
Bedroom 2	2.67m x 4.00m	With built-in wardrobes and timber floor.

### **First Floor**

Spacious Landing	3.04m x 2.90m	With timber floor.
Bedroom 3	4.20m x 5.30m	With exposed beams and timber floor.
Shower Room	2.98m x 2.21m	Tiled shower stall, w.c., w.h.b. and built-in storage press. Tiled floor.
Walk-in Hotpress	2.24m x 1.58m	
Bedroom 4	3.37m x 5.30m	
Steps up to:		
Cinema Room	4.12m x 3.68m (ave)	Circular room with vaulted ceiling and timber floor.
Detached Garage/ Games Room/ Utility Room	7.38m x 3.37m	Built-in storage presses, washing machine, tumble dryer, gas boiler. Double timber doors, pedestrian door. Tiled floor and vaulted ceiling.

**Approximate Floor Area: c. 212 sq.m. / 2,336 sq.ft.**



## Features

- Totally unique opportunity.
- Planning permission virtually impossible to obtain now.
- A breathtaking location.
- Presented in excellent condition.
- Circa 2 acre beachfront site.
- Stunning sea views.
- Nothing compares.

## Outside

- Unrivalled sea views.
- Spectacular circa 2 acre beachfront site.
- Views over The Saltee Islands, St. Patrick's Bridge and Kilmore Quay Marina.
- Gardens in lawn all around.
- Gravel Driveway.
- Extensive paved patios.
- Paved boat yard.

## Services

- Mains water.
- Septic tank.
- ESB
- Gas fired central heating
- Broadband.
- Satellite T.V.

**DIRECTIONS:** From Wexford Town take the Rosslare Road for approximately 5 km turning right signposted for Kilmore. Proceed to Kilmore Village. Pass church on the right hand side. Proceed towards Kilmore Quay for 2.7 km. Turn left at sign for St. Patrick's Bridge – L3068 (on bad bend). Continue for 400m and turn left (at sign for private road). The property for sale is the last house on the left hand side directly fronting the beach. Eircode: Y35 F573



**Building Energy Rating (BER): C2    BER No.: 100751973**

**Energy Performance Indicator: 197.24 kWh/m<sup>2</sup>/yr**

For overview video search 'Sunnyside', Kilmore Quay on  YouTube

**VIEWING:** Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

**Kehoe & Assoc.,**  
Commercial Quay,  
Wexford  
053 9144393

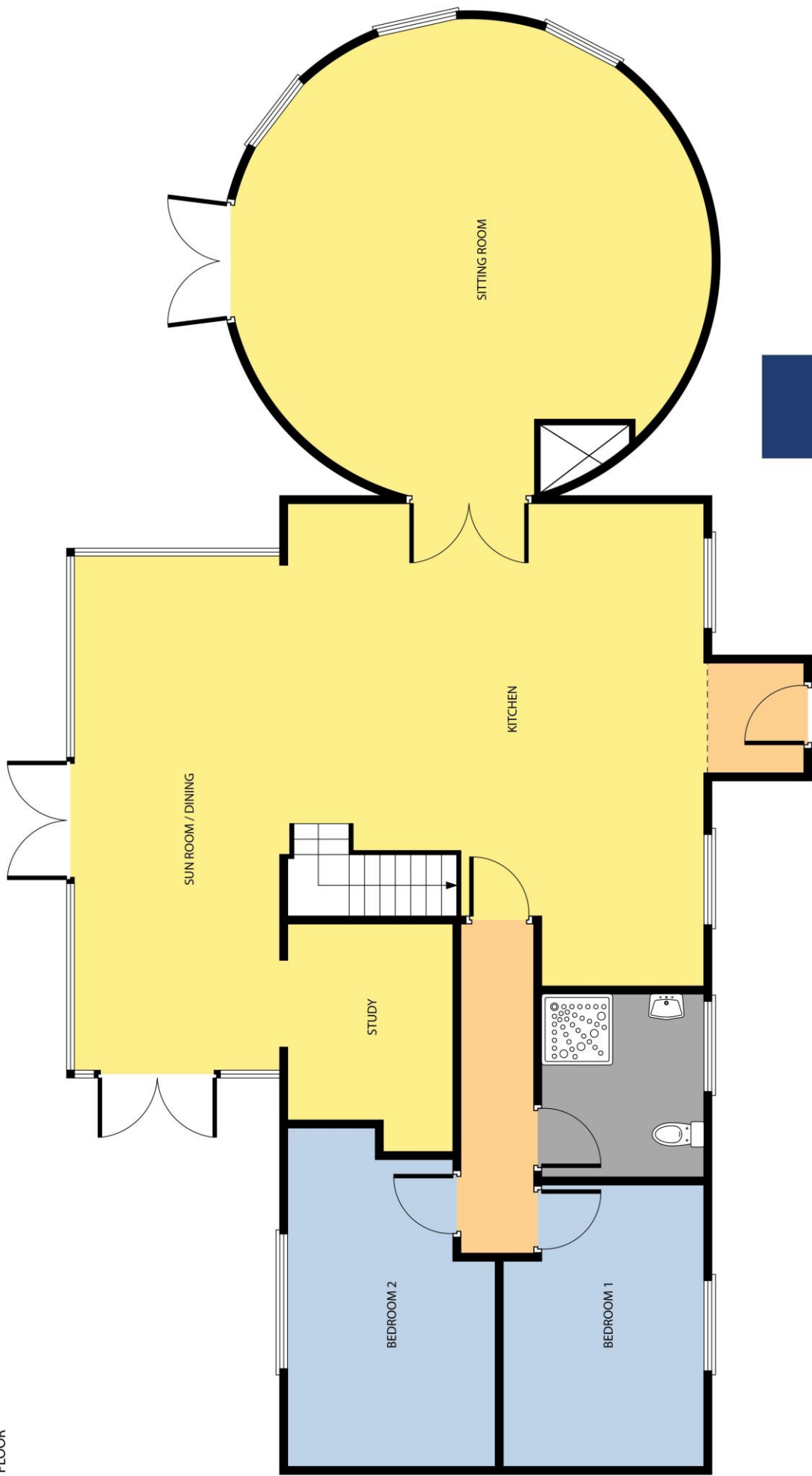
[www.kehoeproperty.com](http://www.kehoeproperty.com)

Email: [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)



These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141

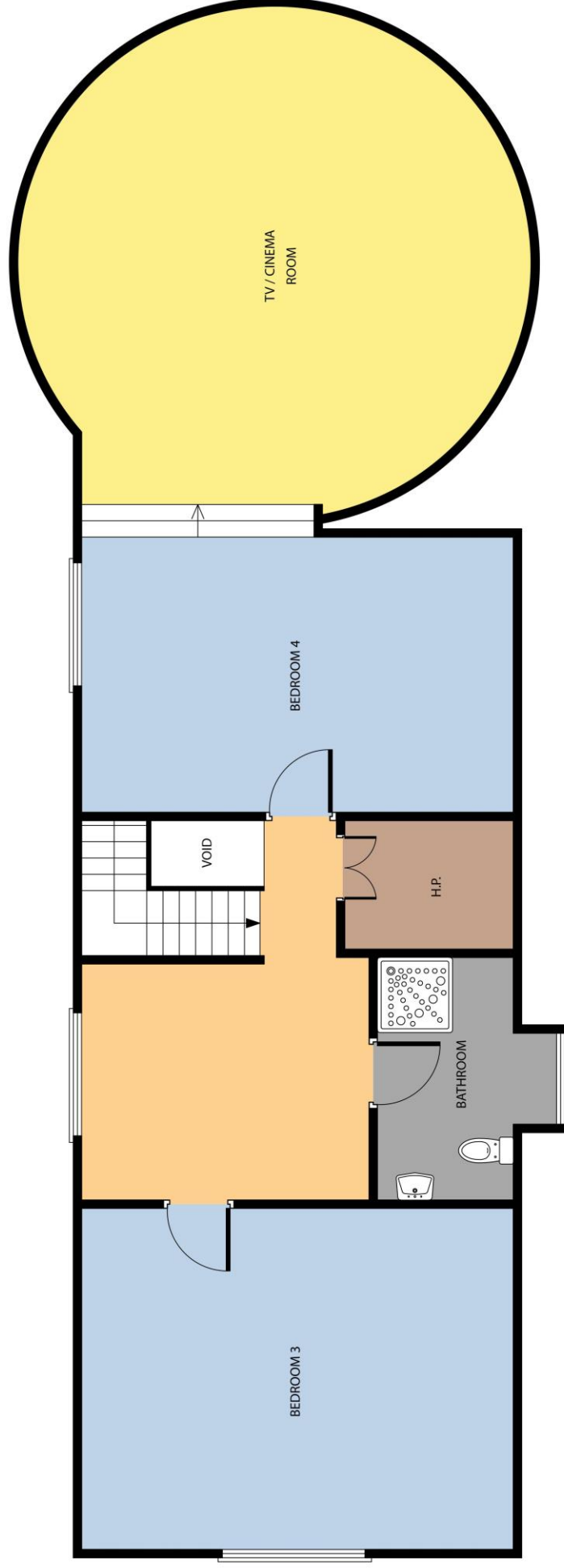
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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FIRST FLOOR



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