

# FOR SALE

AMV: €340,000

File No. c762.CWM



## Saltee View, Seaview, Kilmore, Co. Wexford

- Sea view across to The Saltee Islands off the coast in Kilmore, Co. Wexford
- Walking distance to the beach, only 300m to Ballyhealy Beach
- Beautiful coastal family holiday home with 5 bedrooms and 4 bathrooms.
- Outdoor garden room, ideal for home office or children's playroom.
- Acc. Briefly comprises; entrance hallway, living room, second sitting room, 5<sup>th</sup> bedroom/home office, kitchen/dining room, GF bedroom with en-suite, guest w.c./shower room, utility room, master bedroom with en-suite, 2 further bedrooms, family bathroom and spacious landing with library wall.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393 or email sales @ kehoeproperty.com



**Kehoe  
& ASSOC.**

## Saltee View, Seaview, Kilmore

**LOCATION:** Notably one of the most stunning locations on the South East coastline located beside the beach at Ballyheally only 300m walking distance. Where the beach hosts breath-taking views of the coastline, Saltee Islands, Kilmore Quay up to Carnesore Point.

Only minutes from local shops, schools (primary & 3rd level), churches, many acclaimed restaurants and marina at Kilmore Quay, Kilmore, and Bridgetown. Wexford town is reached within 25 minutes, the ferries at Rosslare Europort 20 minutes and with the new and ever improving N/M11 Dublin city and airport approx. 2 hours.

**GENERAL DESCRIPTION:** Presented to the market in excellent condition, very tastefully decorated and nicely refurbished over the years with bright & spacious accommodation. Set on its own nicely matured and enclosed site c. 0.6 acres, with separate Garden Room, ample parking, large terrace, easy access, and lawns with mature hedging. The spacious master bedroom has a sea-view and benefit from the castle view. Accommodation briefly comprises of entrance hall, living room, second sitting room, 5th bedroom or home office, kitchen / dining room, ground floor bedroom with en-suite, guest w.c / shower room, utility room, master bedroom with en-suite, two further bedrooms, family bathroom and spacious landing with library wall



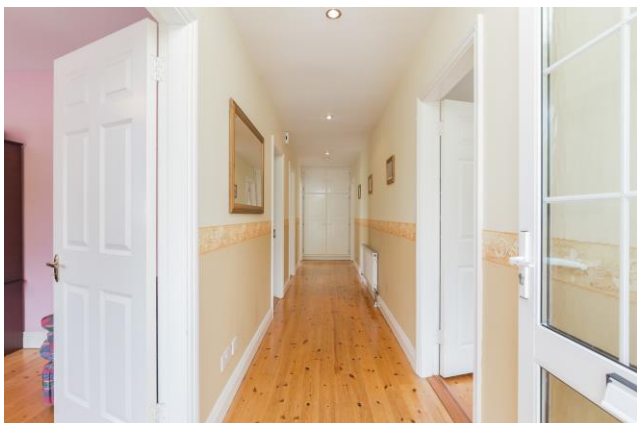
## **ACCOMMODATION**

Storm Porch	1.31m x 0.92m	
Entrance Hallway	8.19m x 1.30m	Timber floors and closet storage
Living Room	5.70m x 4.10m	Dual aspect windows with feature fireplace marble and timber surround. Timber flooring.
Kitchen/Dining Room	5.50m x 4.10m	Tiled flooring, floor and eye level units with ample counter space, stainless steel sink unit, tiled splash back, new Belling oven and hob with extractor fan overhead, water softener and integrated dishwasher. Sliding door leaving to outside terrace.
Bedroom 4	3.50m x 3.20m	Timber flooring.
En-suite.	1.95m x 1.88m (max)	With w.h.b., w.c., tile flooring, enclosed power shower off the mains Gainsbouragh PS1600 power shower.
Sitting Room/ Bedroom 5	3.30m x 3.20m	Timber floors
Guest Bathroom/ Shower Room	3.20m x 1.60m	With w.h.b., w.c., tile flooring, half wall tiled floor, tiled enclosed shower stall Gainsbouragh PS1600 power shower.
Utility Room	3.45m (max) x 2.60m	Floor fitted units, floor to ceiling press, counter space, washing machine, tiled flooring, timer on heating and immersion, door leading to rear garden and staircase to first floor.

### **Timber Carpeted Stairs**

Landing	3.70m x 2.40m (max)	Spacious landing with library wall, attic access and Hot press
Master Bedroom	6.40m x 3.66m	Sea view to Saltee Islands from bay window with potential for a window seat, built in wardrobes, carpet flooring and TV point
En-Suite	1.90m x 1.80m	With w.h.b., w.c., tile flooring, half wall tiled, tiled enclosed shower stall Triton T90sr.
Bedroom 2	4.00m x 3.50m (max)	With carpet flooring and storage press
Bedroom 3	3.98m x 2.70m	With carpet flooring and storage press.
Family Bathroom	1.95m x 1.69m	With w.h.b., w.c., tile flooring, half wall tiled and bath.
Block-Built Garden Room	4.53m x 3.50m	Concrete finished flooring, electricity – potential for a dedicated home office or children’s playroom.

**Total Floor Area: c. 171 sq.m. / 1,840 sq.ft.**





## Features

- Seaview towards Ballyhealy beach
- 300m Walking distance to beach
- 5 bedrooms, 4 bathrooms
- c. 171 sq.m. / 1,840 sq.ft.
- c. 0.6 acres site
- Tremendous storage space

## Outside

- Enclosed site c. 0.6 acres
- Outdoor garden room
- Pebble dashed maintenance free exterior
- Gravel driveway
- South facing large terrace
- Mature hedging
- Gates
- Kerbed

## Services

- Pure Flo Treatment Plant – recently serviced
- Mains Water
- OFCH – with timer on heating / immersion
- Open Fireplace
- Broadband



**VIEWING:** Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

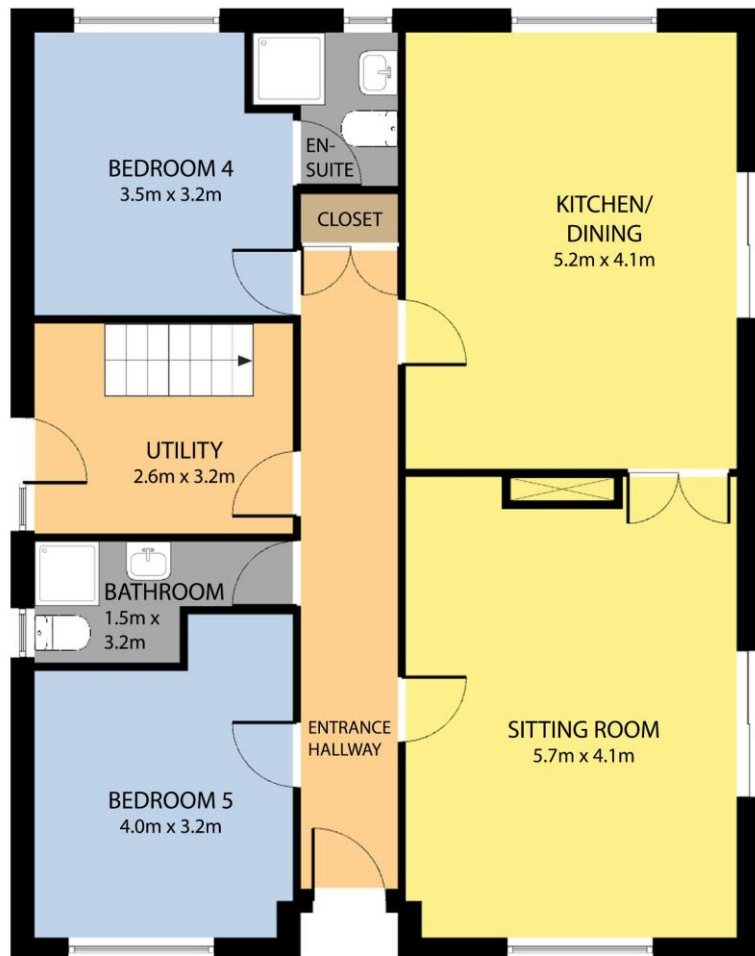
## DIRECTIONS:

From Wexford N25 ring road proceed to the Rosslare Roundabout, take the last exit signposted for Rosslare. Travel approx. 2.2km turning right onto the R739 signposted for Kilmore. Travel 11km and once in Kilmore village turn left. Proceed for 1.2km then take a right (For Sale directional signpost) in 500m the road takes a sharp left, travel a further 900m the property for sale is on your left. For Sale Sign.

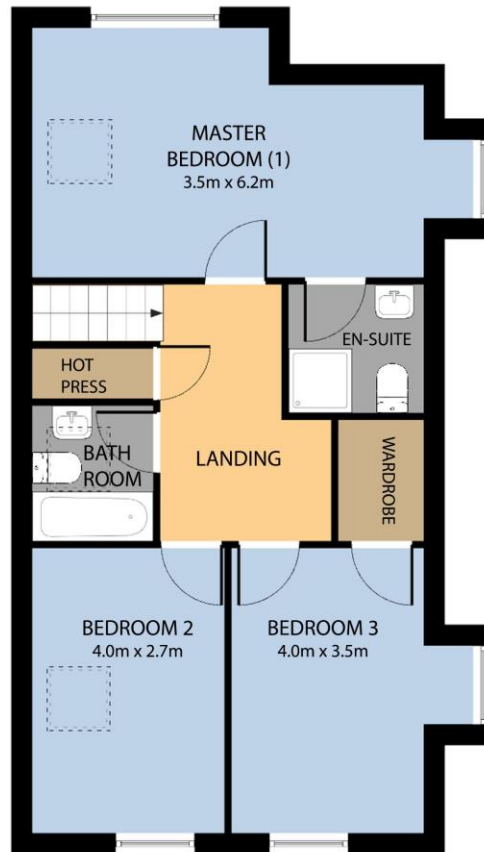
**Eircode: Y35 E088**



GROUND FLOOR



FIRST 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 misstatement. 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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**Building Energy Rating (BER): D1 BER No.: 114297997**  
**Energy Performance Indicator: 259.85 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**  
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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

