

# FOR SALE

AMV: €450,000

File No. b520.CWM



## ‘Hide Away’, Cornwall Killurin, Co. Wexford

- A remarkable and most impressive dormer residence extending to a spacious c. 228 sq.m./2,454 sq. ft.
- 5-bedrooms, 4 bathrooms home set in a picture-perfect location enjoying panoramic views and peaceful country life sounds.
- Elevated site facing directly onto the River Slaney with gardens to the front and cobble lock driveway with gated entrance.
- Acc. Briefly comprises; entrance hallway, library room / home office (bedroom), kitchen / dining room, living room, utility room, family bathroom and three additional large bedroom suites with en-suites and walk-in-wardrobes.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393 or email sales @ kehoeproperty.com



**Kehoe  
& ASSOC.**

## **‘Hide Away’, Cornwall, Killurin**

### **LOCATION:**

This remarkable property is elegantly perched along the River Slaney in Killurin on the edge of the villages of Glynn and Crossabeg off the R730 in Killurin, just 4km from the N11 and only 13km to nearest thriving town of Wexford, a short trip to all main amenities and bus / rail transport links. The ideal location for life in the countryside, with a feeling of ease only a water view such as this can provide.

Amenities at Killurin / Glynn include; primary school, church, local shopping market, pubs, etc. The Killurin Quay slip way offers direct access to explore the tranquil river waterways. This location is only 20 minutes’ drive from the renowned ‘Blue Flag’ beach at Curracloe.

A very commutable location for hybrid work life in Dublin City Centre within one hour and 20 mins drive north to Dublin on the M11 motorway, 30 mins drive south to the gateway to Europe at Rosslare Harbour.

The property is close to a range of quality primary and secondary schools (with bus route services) as well as Wexford General Hospital.



## GENERAL DESCRIPTION:

Upon arrival to this secluded peaceful setting along the river side cul de sac with expansive views up stream, there is undoubtedly something charmingly special here at Hide Away. The property is on an elevated site overlooking a beautiful view of the River Slaney and far off valley rising away with native Irish trees framing this picture-perfect location.

Arranged over two floors, this home has potential for five bedrooms, three of these bedrooms are best described as luxury suites due to their generous size, ensuite bathrooms and closet spaces. The multi-functional use of the other two bedrooms allows for much flexibility for any family. The kitchen and dining area is exceptionally well laid out and offering the best of the river views is the double height living area. The accommodation has been designed around making the most of the river side views and features very tasteful décor throughout. The property extends to a spacious c. 288 sq.m / 2,454 sq.ft.

This is a must-see property and offers a truly unique opportunity to own a wonderful family home with superb water views . To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393 or by email at [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)



## ACCOMMODATION

Storm Porch	2.35m x 1.34m	
Entrance Hallway	4.87m x 2.12m	Timber oak floors. Coat Closet off and second storage closet with floor to ceiling wall shelving.
Kitchen/Dining Area	8.10m x 3.00m	Dual aspect windows, timber oak floors. Oak floor and eye level units with granite worktop. Integrated Zanussi double oven, integrated 5-ring burner gas hob with extractor fan, integrated Zanussi dishwasher, integrated fridge-freezer and double drainer stainless steel sink unit.
Living Area	9.57m x 3.90m	Feature gas fireplace with Liscannor stone & black marble hearth. Floor to ceiling windows. Solid oak floor, split to slate tiled floor. Double French leading to outside decking area on the western side of the property.
Utility Room	3.25m x 2.17m	Solid oak floor, double-bay closet space. Floor level units with countertop, plumbed for washing machine and dryer. Door to rear garden. Hotpress with dual fuel immersion.
Playroom/Home Office/ Bedroom 5	3.36m x 2.97m	Solid oak floor, window overlooking river view.
Sitting Room / Bedroom 4	3.30m x 3.11m	Solid oak floor, phone & Broadband point, window overlooking river views.
Family Bathroom	2.23m x 1.96m	Tiled floor, floor to ceiling slate tiles on two walls. Large enclosed shower stall with power shower, w.c., w.h.b. and built-in speakers.
Bedroom 3	6.50m x 3.18m	Solid oak floor, dual aspect windows including a large window to the front overlooking river views, built-in speakers, recessed lights with dimmer.
Walk-in Wardrobe	1.99m x 1.57m	Shelved and railed.
En-suite	3.00m x 1.56m	Tiled floor, mosaic half-wall, enclosed shower stall with tiled surround with power shower, w.c., w.h.b. with mirror and light overhead. Recessed lights





<b>First Floor</b>		
Spacious Landing	4.37m x 2.20m	Carpeted flooring. Storage closet space, double Velux windows overlooking river views.
Master Bedroom	4.66m x 4.13m	Dual aspect double Velux overlooking the river front. Built-in drawers into eaves. Carpet flooring and recessed lights.
En-suite	2.37m x 2.10m	Tiled flooring and half-wall. Bath with tiled surround & overhead shower, w.c., w.h.b. with mirror and light overhead.
Bedroom 2	3.13m x 3.12m	Carpet flooring, dual aspect double Velux overlooking the river front. Built-in drawers into eaves.
En-suite	3.53m x 3.16m	Tiled flooring and half-wall. Jacuzzi bath with shower head faucet. Tiled corner shower stall with power shower, w.c. and w.h.b. with mirror overhead. Door to:
Closet	3.18m x 1.00m	Tiled floor, shelves into eaves, rails, ample space.
<b>Total Floor Area: c. 228 sq.m. (c. 2,254 sq.ft.)</b>		





## Features

- Panoramic River Slaney views.
- Sought after picture perfect location.
- 5 bedrooms, 4 bathrooms
- Spacious home with c. 228 sq.m. / 2,454 sq. ft.

## Outside

- Cobblelock drive with gated entrance.
- Patio decking allowing for al-fresco dining.
- Front gardens in lawn with mature shrubs.

## Services

- OFCH
- Septic tank
- Private well
- 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.

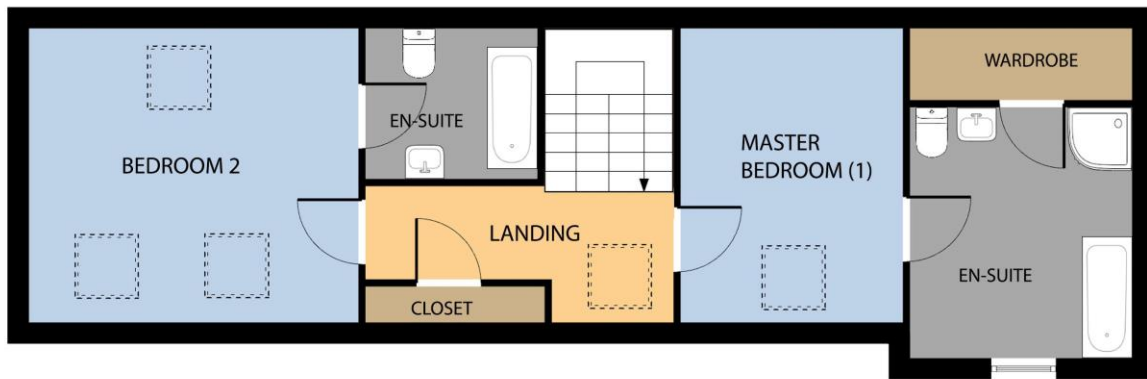
**DIRECTIONS:** **From Wexford Town Commercial Quay:** Take the R730 to the N11, passing Redmond Square and the Wexford Boat Club, Wexford Wanders Rugby and GAA grounds. Turn Left at the Ferrycarrig Bridge onto the N11 then take a quick right onto the R730 passing the National Heritage Park on the left. Travel 1.7km to cross under the railway bridge, keep right and continue straight passing the River Slaney on your right for a further 6km. Take a right downhill onto the road sign posted for Castlebridge (before Marty B's Pub and Killurin Petrol Station). Take the immediate right turn and before crossing under the railway bridge take the left. Continue straight for 270mtrs and stay right crossing under the railway bridge. Follow the road adjacent to the River Slaney for 300mtrs and the property for sale is on your left. For Sale Sign. **Eircode: Y21D215**

**From Dublin:** Travel time c. 1hr 20 mins from city centre, from the M50 south bound continue straight onto the M11 travelling for 105km to meet the motorway end roundabout. At the roundabout take the first exit onto the N11 and proceed through Oylgate village, traveling 7km Turn right onto the L3006 signposted for Killurin. Travel 4km crossing the River Slaney and take the immediate right under the railway crossing. Continue straight for 270mtrs and stay right crossing under the railway bridge. Follow the road adjacent to the River Slaney for 300mtrs and the property for sale is on your left. For Sale Sign. **Eircode: Y21D215**

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): C3    BER No. 108516865**

**Energy Performance Indicator: 208.08 kWh/m<sup>2</sup>/yr**

**VIEWING:** Strictly by prior appointment with the sole selling agents.

**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