

FOR SALE

AMV: €365,000

File No. c858.CWM



Cornwall, Killurin, Co. Wexford

- Quality spacious family home with 3 bedrooms, 3 bathrooms and extending to c. 1,670 sq.ft. / 155 sq.m.
- Elevates site of circa 0.56 acres with south facing countryside and River Slaney Views.
- Mature gardens offering peace and privacy, set off the R730 road, 11km from Wexford Town.
- Sought-after residential location in Killurin with easy access to M11 route to Dublin.
- Acc. Briefly comprises; entrance hallway, sitting room, bedroom on GF, family bathroom, kitchen/dining/living/sunroom, utility back porch. Upstairs two bedrooms – both en-suite
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393 or email sales @ kehoeproperty.com



**Kehoe
& ASSOC.**

Cornwall, Killurin

LOCATION: Ideally located on the R730 in Killurin, just on the outskirts of Glynn village. The options of sandy "Blue Flag" beaches of both Rosslare and Curraclloe all within a 25 minutes' drive. An easy motorway drive to Dublin reached within 1 hour and 20 mins

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.



GENERAL DESCRIPTION: A dormer residence presented to the market in outstanding condition. With vast amounts of natural light, this amazing property is set on a beautiful c. 0.56 acre site with stunning views over the River Slaney.

Built in 2003 extending to c. 155sqm / 1,670sqft. The large open-plan living/dining/kitchen/sunroom area enjoys large feature windows with a spacious patio area off - perfect to sit and relax taking in the nature. The property also enjoys a separate comfortable living room, 3 double bedrooms (two bedrooms upstairs with en-suites and one bedroom on the ground floor), as well as utility and bathroom.

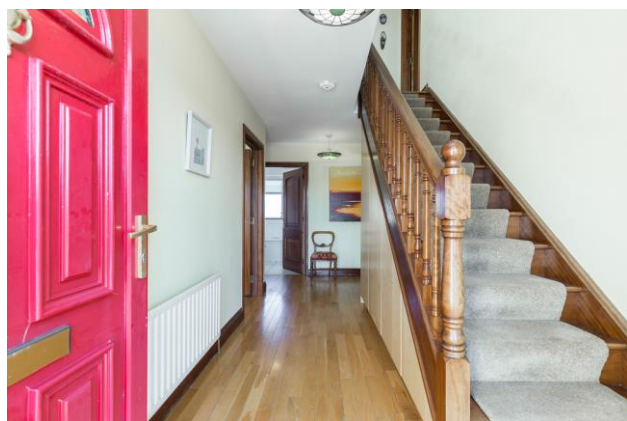
A must view. To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. on 053 9144393 or email sales@kehoeproperty.com



ACCOMMODATION

Entrance Hallway	5.18m x 1.36m	Solid timber flooring, small tiled area on arrival, understairs large storage spaces with pop-out presses. Telephone point.
Sitting Room	5.45m (max) x 4.00m	Solid oak timber floor, solid fuel fire with black marble hearth. T.V. points. Large bay window overlooking front of property.
Kitchen/Dining Area	7.51m x 3.96m	Tiled flooring, solid maple contemporary kitchen with floor & eye level cabinets. Ample worktop space, tiled splashback. Built-in Neff microwave and single Neff oven. Built-in Siemens dishwasher & 4-hob gas cooker with extractor fan overhead. Built-in double drainer stainless steel sink unit, where no one will mind spending some time with meandering bed of the River Slaney view. Blinds, recessed spotlights and light fitting feature.
Living Area/Sun Room	5.21m x 3.85	Tiled flooring, pine timber vaulted ceiling. Double doors to patio area with nature views. Large apex window offering superb natural light in the sun room area.
Utility/Back Porch		Tiled flooring, plumbed for washing machine, floor to ceiling cabinets, space for large fridge-freezer, worktop space with shelving. Heating control system (Smart Reader and can be controlled remotely)
Bedroom 3	3.36m x 2.96m	Laminate timber flooring, meandering river views, overlooking rear garden and sunrise aspect.
Family Bathroom	2.14m x 1.76m	Tully tiled, bath with over shower faucet, w.c. and w.h.b.
Solid teak staircase with carpet runner and teak posts & newels – teak doors and architrave		
Spacious Landing	4.18m x 2.25m (max)	
Hotpress	2.25m x 0.97m	Dual fuel immersion, shelved and railed.
Master Bedroom	5.09m x 3.98m	Timber flooring, ample storage - double bay shelves and railing set into eaves with an additional full wall bay with vanity station and mirror built-in. Window seat with drawers built-in drawers, window overlooking front garden. Telephone & t.v. points, recessed lighting and centre ceiling light.
En-suite	2.30m x 1.85m	Solid oak timber flooring, corner shower stall with Triton T90z, rainwater showerhead. W.C. and w.h.b. with lighting built-in overhead. Velux window.
Bedroom 2	4.32m (max) x 4.04m	Built-in closet to the eaves, t.v. points, walk-in wardrobe (1.54m x 1.37m) all railed.
En-suite	2.34m x 1.34m	Fully tiled, corner curved shower stall with Triton T90z shower, w.c. w.h.b. with mirror and lighting overhead.

Total Floor Area: c. 155 sq.m. (c. 1,670 sq.ft.)







Features

- Slaney River views.
- Magnificent countryside views.
- 3 bedroom, 3 bathroom
- Well-appointed living accommodation
- Ground floor bedroom
- c. 155 sq.m. / 1,679 sq.ft.
- Elevated site of c. 0.56 acres
- Maple contemporary kitchen
- Solid teak timber doors

Outside

- Set on just over half an acre
- Private south-westerly aspect to the rear garden
- Mature boundaries with trees, shrubs and planting
- Detached large garage/workshop.
- Large garden with ample space to extend
- Decorative stone, kerbed driveway
- Parking for several cars.
- Concrete to rear & side, footpath surround
- Outside tap.

Services

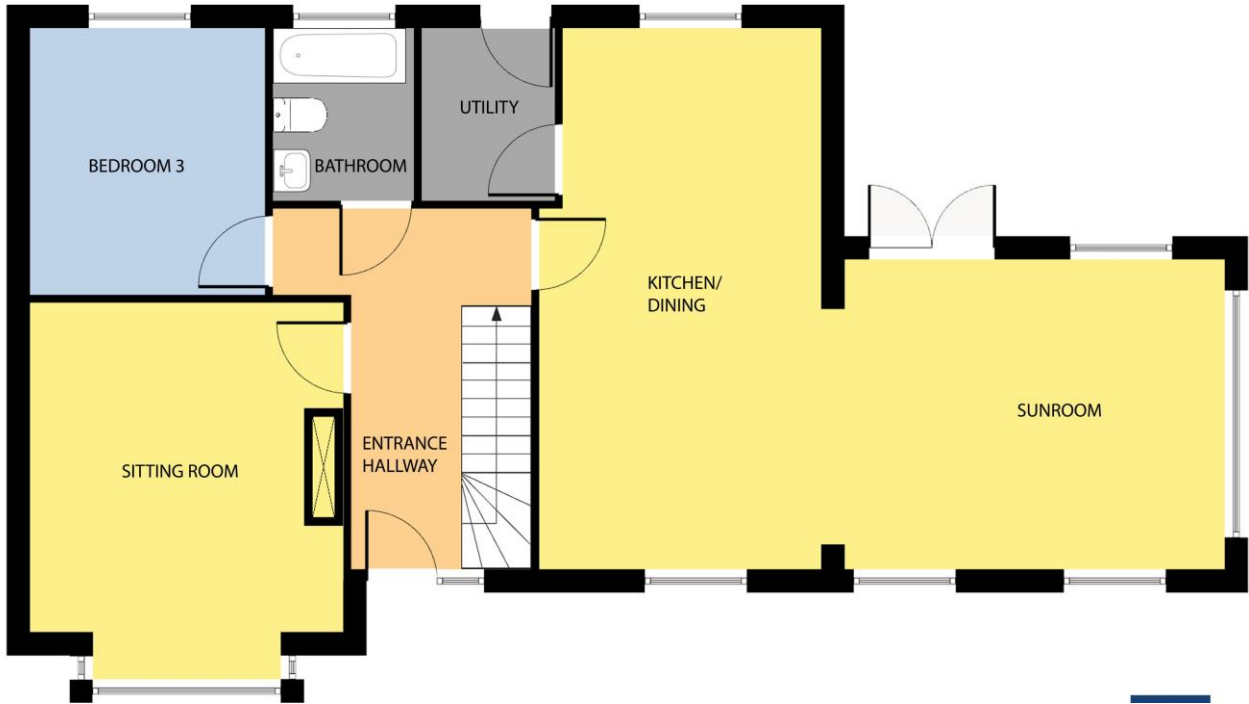
- OFCH
- Private well
- Septic tank
- Fully alarmed
- Broadband (Fibre available)

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

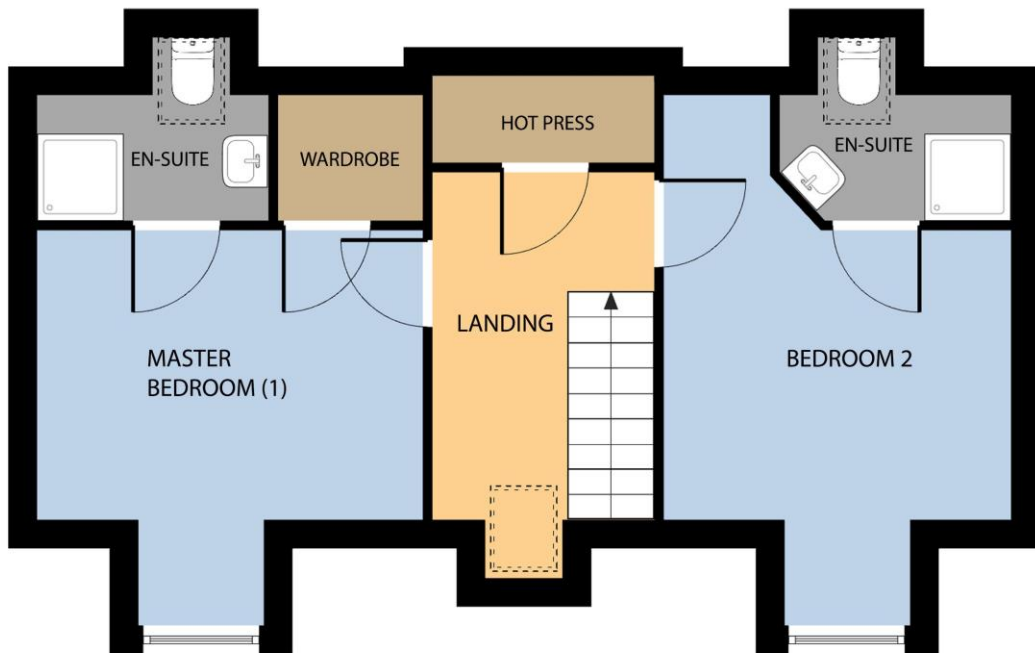
DIRECTIONS: **From Wexford Town Commercial Quay:** Take the R730 to the N11, passing Redmond Square and the Wexford Boat Club, Wexford Wanderers Rugby and GAA grounds. Turn Left at the Ferrycarrig Bridge onto the N11 then take a quick right onto the R730 passing the National Heritage Park on the left. Travel 1.7km to cross under the railway bridge, keep right and continue straight passing the River Slaney on your right for a further 7km passing Marty B's Pub and Killurin Petrol Station on your right. The property for sale is on your right. For Sale Sign. **Eircode: Y21A978**

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 continue straight to the four crossroads. Cross straight across this road rising up onto the R730 with Marty B's on your right. Take a right and the property for sale is 500mtrs on your right. For Sale Sign. **Eircode: Y21A978**

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.

Building Energy Rating (BER): C3 BER No. 107177610
Energy Performance Indicator: 217.65 kWh/m²/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