

FOR SALE

AMV: €330,000

File No. c965.BF



Harveystown, Killinick, Co. Wexford Y35V291

- Spacious 4 bedroomed detached bungalow set on its own private site of c. 0.76 acre in this peaceful country setting. The nearby areas of Tacumshane Lake and Rostoonstown offer endless kilometres of dunes and coastline to ramble.
- The property boasts well laid out accommodation that would cater well for any growing family. It is presented to the market in excellent condition, tastefully decorated with quality finish throughout including modern fitted kitchen and contemporary bathrooms.
- Glorious sandy beaches can be found close-by in Carne and St. Helens with several sheltered coves in between. Within easy reach of local shops and amenities.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

Harveystown, Killinick, Co. Wexford

Spacious 4 bedroomed detached bungalow set on its own private site of c. 0.76 acres in this peaceful country setting. The nearby areas of Tacumshane Lake and Rostoonstown offer endless kilometres of dunes and coastline to ramble. This locality is a nature lovers' and bird watchers' paradise, situated close to Tacumshane Lake, one of the best sites in western Europe to search for and find rare birds. There are also some excellent fishing spots close-by including Rostoonstown and the White Hole. Glorious sandy beaches can be found close-by in Carne and St. Helens with several sheltered coves in between. There are excellent primary and secondary schools within easy reach and a choice of sports facilities and leisure clubs in the immediate area.

The property boasts well laid out accommodation that would cater well for any growing family. It is presented to the market in excellent condition, tastefully decorated with quality finish throughout including modern fitted kitchen and contemporary bathrooms. Lovely countryside views towards the coast with a glimpse of the sea in the distance from the front of the property. Extensive gravelled drive, forecourt and rear yard. The gardens are simply laid out in lawn for ease of maintenance. There is also a substantial detached workshop to the rear. This property would make a fine family home with all the freedom of the spectacular south Wexford coastline to enjoy. It could also be an idyllic holiday retreat away from the hustle and bustle of modern living.

Viewing comes highly recommended for further information and viewing arrangements contact Wexford Auctioneers Kehoe & Associates 053-9144393.



ACCOMMODATION

Entrance Hallway

Sitting Room

Kitchen

Sunroom

Utility Room

Inner Hallway

Walk-in Hotpress

Bathroom

Bedroom 1

Shower Room

Bedroom 2

Bedroom 3

Bedroom 4/Office

Total Floor Area: c. 165.9 sq.m. (c. 1,786 sq.ft.)

With timber flooring, matwell and COIR matting.

With timber flooring, solid fuel stove and dual aspect windows.

Fully tiled flooring, part-tiled walls, excellent range of built-in units, integrated six-ring gas hob with extractor, two fan ovens and American style fridge freezer, plumbed for dishwasher, open plan to sunroom.

Fully tiled flooring with French doors to rear garden.

Fully tiled flooring, built-in storage presses, worktop, plumbing for washing machine, and door to outside.

With dual immersion.

Fully tiled flooring, part-tiled walls, walk-in rainforest shower, bath with mixer taps, w.c., w.h.b..

With timber flooring, shower room ensuite.

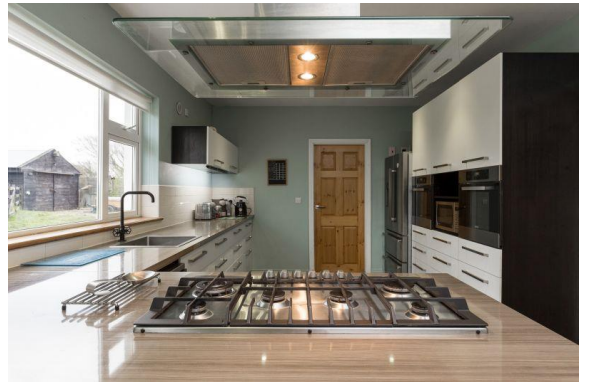
With fully tiled with a rainforest shower, w.c., w.h.b.

With timber flooring

With timber flooring

With timber flooring









Features

- Close to the South Wexford Coastline
- Fabulous sandy beaches nearby
- Presented in excellent condition
- Modern kitchen and contemporary bathrooms

Outside

- Gated entrance
- Gravelled drive/forecourt
- Gravelled rear yard
- Workshop 21 ft x 13 ft with power sockets and lights

Services

- Mains electricity
- Mains water
- Septic tank drainage
- High speed Rocket Broadband

NOTE: The sale is inclusive of all blinds, light fittings, oven, hob, extractor, fridge freezer and water softener. The dishwasher, washing machine and tumble dryer are expressly excluded from the sale.

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

DIRECTIONS: From Wexford Town take the Rosslare Road and turn right in Killinick just before Kiely's Centra, turn right again beside the Merry Elf Pub. Proceed up the hill to the T-Junction and turn left. Continue straight through the four crossroads (Greenfield Cross) and take the next left beside a thatched cottage on the corner. Proceed up this road and the property is the 7th house on the left-hand side. It is the last house in the row and immediately before two round white gate piers at the entrance to the next field. **Eircode Y35V291**





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 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): C2 BER No. 114770704
Energy Performance Indicator: 49.08 kWh/m²/yr

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

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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. PRA No. 002141