

FOR SALE

AMV: €150,000

File No. d107.BF



Kilmannon Little, Murrintown, Co. Wexford

- Charming original 2 up / 2 down cottage on a c. 0.59 acre site in this peaceful country setting.
- Conveniently located only c. 5 minutes' drive from Murrintown village and c. 10 minutes driving distance from Wexford Town
- The fishing village of Kilmore Quay is only c. 15 minutes away
- Presented in good condition throughout but does require some modernisation and upgrading.
- Accommodation briefly comprises: entrance porch, sitting room, kitchen, 3 bedrooms and wet room.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

Kilmannon Little Murrintown, Co. Wexford

GENERAL DESCRIPTION: Charming original 2 up 2 down cottage situated on a c.0.59 acre site in this peaceful country setting. Conveniently located c. 10 minutes' drive from Wexford Town and only 5 minutes' from the nearby village of Murrintown. The picturesque fishing village of Kilmore Quay with its fabulous Marina and sandy beach are only 15 minutes' drive away. Day to day amenities are well catered for in Murrintown Village with shop, pub, post office, take-away, church, community centre and primary school. Johnstown Castle and Gardens, EPA and Department of Agriculture offices are less than 7 minutes' away.

The property has been extended over the years with the addition of a kitchen and wet room but still offers huge potential for further development. The cottage is presented in good condition throughout but does require some modernisation and upgrading. With a little effort and some imagination this property would make a lovely family home, given its proximity to local beaches, and the south Wexford coastline it would also make a fabulous holiday home. Viewing of this charming country cottage comes highly recommended.

For viewing arrangements contact the sole selling agents, Wexford Auctioneers Kehoe & Assoc. on 053-9144393.



ACCOMMODATION

Entrance Porch	2.30m x 1.56m	Tiled floor.
Bedroom 3	3.57m x 2.30m	With tiled open fireplace and built-in storage press.
Sitting Room	3.99m x 3.07m	With Stanley solid fuel cooker, built-in hotpress with dual immersion. Stairs to first floor.
Kitchen	2.76m x 2.44m	Built-in presses, plumbing for washing machine. Door to:
Wet Room	2.48m x 1.47m	Fully tiled, electric shower, w.c. and w.h.b.

First Floor

Bedroom 1	3.61m x 2.87m	With timber floor.
Bedroom 2	3.55m x 2.30m	

Total Floor Area: c. 50 sq.m. / 538 sq.ft.





Features

- Charming original 2 up/2 down cottage
- Peaceful country setting
- Close to beaches
- Huge potential
- Mature boundaries

Outside

- Hardcore drive
- Lawns to front and rear
- Mature site
- Fuel store (2.51m x 1.87m)
- Garage (5m x 3 m)

Services

- Mains water
- Mains electricity
- Septic tank drainage
- SFCH – Stanley Range cooker
- Alarm

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 take the Rosslare Road and turn right at Kerlogue signposted for Johnstown Castle. Proceed out this road passing Johnstown Castle on the left. Continue through Murrinville Village and take the 2nd right at 'Y' junction (locally known as Kates Cross), continue for c. 2km and the property is located on the right-hand side. For Sale Sign. **Eircode. Y35 T2W2**

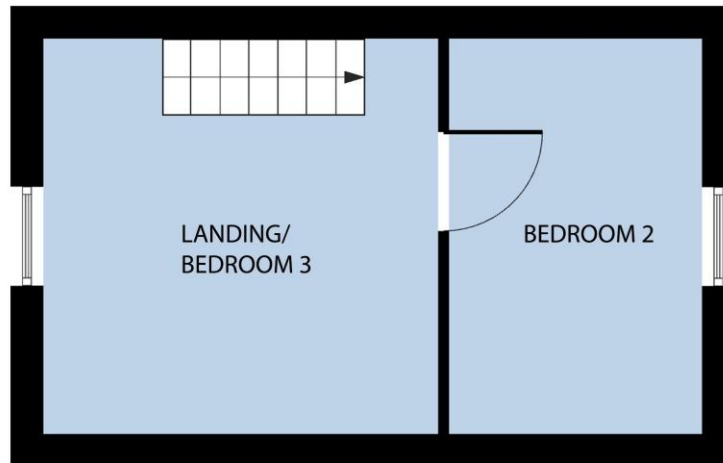




GROUND FLOOR



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 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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Building Energy Rating (BER): G BER No. 114874191

Energy Performance Indicator: 897.44 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. PRSA No. 002141