

FOR SALE

AMV: €310,000

File No. d163.CWM



Cornwall, Killurin, Co. Wexford

- Quality spacious family home with 4 bedrooms, 2 bathrooms and extending to c. 1,485 sq.ft. / 138 sq.m.
- Private site set off the r730 road with shared access laneway (three other properties including Killurin Lodge).
- Mature gardens, c. 1.11 acres, offering peace and privacy, walking distance to local shop and only 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, kitchen/diner, utility room, 4 bedrooms (two on the ground floor), family bathroom and shower room
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Cornwall, Killurin, Co. Wexford

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 Curracloe 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 excellent condition. With vast amounts of natural light, this amazing property is set on a beautiful c. 1.11 acre site with privacy and mature trees.

Built in 2003 extending to c. 138 sq.m. / 1,485 sq.ft. The large open plan kitchen/dining 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, 4 double bedrooms (two bedrooms on the ground floor and two on the first floor). A bathroom on each level and utility room.

Viewing comes highly recommended and is strictly by prior appointment with the sole selling agents. To arrange a suitable viewing time, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.



ACCOMMODATION

Entrance Hallway	5.25m x 2.07m	Timber laminate flooring. Door to
Sitting Room	4.37m x 3.55m	Timber laminate flooring, solid fuel stove on black marble hearth, bay window, t.v. & electrical points.
Kitchen/Diner	6.92m x 3.59m	Dining Area - Timber laminate flooring, bay window and French doors leading onto raised decking area. Kitchen – tiled flooring, floor & eye level cabinets, worktops, tiled splashback, double drainer stainless steel sink, a Stoves dual fuel electric & gas cooker with 7-gas hob burners & double oven and large Belling extractor fan overhead. Hotpoint fridge-freezer.
Utility Room	2.99m x 1.58m	Tiled flooring, plumbed for washing machine and space for dryer. Door leading to rear garden.
Corridor	4.00m x 0.96m	Hotpress with dual fuel immersion & shelving.
Bedroom 3	2.99m x 2.68m	Timber flooring, window overlooking rear garden.
Bedroom 4	4.09m x 2.68m	Timber flooring, large window overlooking rear garden.
Family Bathroom	2.36m x 1.59m	Tiled flooring, half-wall tiled surround, corner bath, w.h.b. & w.c.
Timber staircase leading to first floor		
Landing	2.90m x 1.88m	Timber laminate flooring, hatch to storage into eaves, Velux window.
Bedroom 1	5.32m x 3.57m	Timber flooring, bay window, dual aspect overlooking front & side garden.
Bedroom 2	5.81m x 3.58m	Timber flooring, dual aspect overlooking front & side garden.
Shower Room	3.27m x 1.80m	Tiled flooring, half-wall tiled surround, Velux window, enclosed tiled corner shower stall with Triton T90z shower, w.c., w.h.b., wall mounted mirror cabinet.

Total Floor Area: c. 138 sq.m. / 1,485 sq.ft.





Features

- Private mature site with tree boundary.
- 4 bedroom, 2 bathroom.
- Well-appointed living accommodation
- Ground floor bedroom
- Set on c. 1.11 acres
- c. 138 sq.m. / 1,485 sq.ft.

Outside

- Private south-westerly aspect to the rear garden
- Mature boundaries with trees, shrubs and planting
- Large garden with ample space to extend
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- Parking for several cars

Services

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

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Directions: Eircode: Y21 HW72





Building Energy Rating (BER): C3 BER No. 106618820
Energy Performance Indicator: 212.62 kWh/m²/yr

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

Sales Agent
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