

FOR SALE

AMV: €210,000

File No. d421.LM



‘The Whyte House’, Coolroe, Kilmuckridge, Co. Wexford

- **Charming bungalow set in an idyllic location, just a 2 minute car journey or a 20 minute walk into Kilmuckridge Village.**
- **Set on an extremely private c. 1.5 acre site with a number of out sheds and off street parking**
- **Only 5 minutes’ drive to the sublime sandy ‘Blue Flag’ beach at Morriscastle and a beautiful beach at Ballinoulart.**
- **Accommodation briefly comprises; entrance hallway, sitting room/kitchen/dining room, 3 bedrooms and shower room.**
- **To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.**



**Kehoe
& ASSOC.**

‘The Whyte House’, Coolroe, Kilmuckridge

Charming bungalow situated on a mature and extremely private 1.5 acre site on the fabulous coast road, just a 2 minute car journey or a 20 minute walk into Kilmuckridge Village.

The home comprises of an entrance hall leading to an open plan kitchen/diner/living room, three bedrooms, and a shower room complete the accommodation. Externally there are a number of sheds which house the pump for the well and septic tank. Outside is mainly in grass with a very large patio which leads off the kitchen allowing for time spent on endless Summer nights.

The Whyte House is set in an idyllic location with the benefit of complete privacy This location has always been popular with both owner occupiers and investors for numerous reasons but particularly because of its proximity to the blue flag beach at Morriscastle. This is a highly lettable location. The bungalow also has the benefit of both solid fuel stove in the living room and a recently upgraded oil fired central heating system. The bungalow is close to the village which offers every conceivable amenity including both primary and secondary schools.

This is a rare opportunity that should not be missed. Viewing comes highly recommended and is by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. on 053 9144393.



ACCOMMODATION

Entrance Hallway	8.57m x 1.03m	With tiled floor.
Sitting Room/ Kitchen/Dining Room	8.13m x 3.27m	Tiled floor, feature tiled fireplace with stove. Fitted kitchen, wall and floor units, stainless steel sink unit.
Bedroom 1	3.40m x 3.30m	
Bedroom 2	3.30m x 2.40m	
Bedroom 3	3.30m x 2.40m	
Bathroom.	4.74m x 2.09m	Walk-in Triton T90si electric shower, w.c. and w.h.b.

Total Floor Area: c. 78 sq.m. / 839 sq.ft.





Features

- Property in good order.
- Quiet residential location
- Highly lettable
- Walking distance to all amenities
- Fitted with uPVC double glazed windows.

Outside

- Gardens in lawn
- Sheds
- Off street parking
- Mature site of c. 1.5 acres
- Large patio

Services

- Private well
- Septic tank
- ESB
- OFCH
- Stove

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 **Kilmuckridge** : Proceed out the R742 towards Ballygarret, this home is the 4th house on the left- hand side. **Eircode:** Y25 TW90



Blue Flag Beach at Morriscastle



Ballinoulart Beach



Building Energy Rating (BER): G BER No. 116416553
Energy Performance Indicator: 491.17 kWh/m²/yr

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

Sales Agent

Louise Morton

087 3904999

Email: louise@kehoeproperty.com



Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



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