

FOR SALE

AMV: €295,000

File No.c939. BF



The Reisk, Killurin, Co. Wexford

- Deceptively spacious 3 bedroomed dormer style detached residence situated in this peaceful setting within walking distance of the picturesque banks of the River Slaney. Conveniently located only 15 minutes' drive from Wexford Town, 1½ hours to Dublin and only 7 km from the N11
- The local shop, filling station and Marty B's Pub are within walking distance of the property. Excellent sports facilities, church and primary school are located in the nearby village of Glynn less than 5 minutes' drive from the property.
- The property has been well maintained over the years and is presented to the market in good condition throughout. The accommodation is well laid out with generous reception rooms and 3 well-proportioned double bedrooms perfect for any growing family.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

The Reisk, Killurin, Co. Wexford

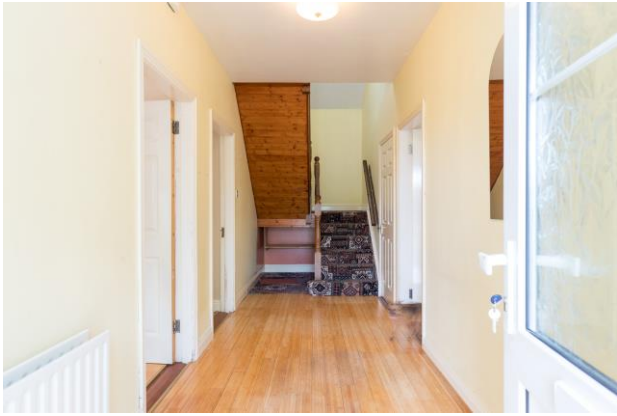
Description: Deceptively spacious 3 bedroomed dormer style detached residence situated in this peaceful setting within walking distance of the picturesque banks of the River Slaney. Conveniently located only 15 minutes' drive from Wexford Town, 1½ hours to Dublin and only 7 km from the N11. The local shop, filling station and Marty B's Pub are within walking distance of the property. Excellent sports facilities, church and primary school are located in the nearby village of Glynn less than 5 minutes' drive from the property. A 15 minute walk or 5 minute drive will take you to Killurin Bridge and the quay/slipway which offers direct access to the beautiful River Slaney for kayaking, canoeing, boating and fishing.

This property is a dormer style residence constructed in the 1990's and offers excellent spacious accommodation and a flexible layout. The property is in need of redecoration and some minor upgrading but in general is presented to the market in good condition throughout. The accommodation is well laid out with generous reception rooms and 3 well-proportioned double bedrooms perfect for any growing family. With a little effort and imagination this property would make a lovely home.

The site extends to 0.49 hectares/1.21 acres and is laid out mainly in lawns with extensive tarmacadamed drive/forecourt and garden with some nice mature planting to the front. Large private garden to the rear with lovely sunny aspect and extensive decking off the sunroom. Detached garage 5.92 x 3.77 with lights, power sockets, double doors, pedestrian door.

Early viewing of this charming cottage comes highly recommended. Contact Wexford Auctioneers Kehoe & Associates. 053-9144393.





ACCOMMODATION

Ground Floor

Entrance Hallway	6.77m x 1.89m	With timber floor.
Hotpress		With dual immersion.
Kitchen / Dining Room	6.78m x 3.37m	With built-in floor and eye level units, electric cooker, extractor, dishwasher, washing machine, fridge freezer, part tiled walls, tiled floor and sliding doors to:
Sunroom	4.63m x 4.05m	With tiled floor and sliding patio doors to outside
Sitting room	4.46m x 3.77m	Fireplace with solid fuel stove and timber floor.
Bedroom 1	3.46m x 3.77m	With built-in wardrobes and shower room ensuite
Ensuite	2.57m x 0.87m	Tiled shower stall, w.c. and w.h.b.

First Floor

Bedroom 2	4.08m x 4.47m	With built-in wardrobes and shower room ensuite.
Ensuite	4.43m x 1.46m	Tiled shower stall with electric shower, w.c. and w.h.b.
Bedroom 3	5.58m x 3.13m	With built-in wardrobes.
Bathroom	2.53m x 2.12m	With bath, w.c., w.h.b., part tiled walls and tiled floor.

Total Floor Area: c. 143 sq.m. (c. 1,539 sq.ft.)





Features

- Peaceful country setting
- Spacious family home
- Close to excellent amenities
- 15 minutes' drive Wexford Town

Outside

- c. 0.49 hectare/1.21 acre site
- Tarmacadamed drive/forecourt
- Extensive decking
- Detached garage

Services

- Mains electricity
- Private water supply
- Septic tank drainage
- OFCH

NOTE: All carpets, curtains, blinds, light fittings and electrical appliances are included in the sale.

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

DIRECTIONS: From Redmond Road proceed out the R730 passing Wexford Harbour Boat Club on the right-hand side. Continue to the 'T' junction beside Ferrycarrig Bridge and turn left onto the N11, turn immediately right again onto the R730 signposted for The National Heritage Park. Proceed out this road for c. 7 km passing Marty B's Pub on the right, take the next turn left. The property is the 5th house on the left hand side. For Sale Sign. Y21WA46.

GROUND FLOOR

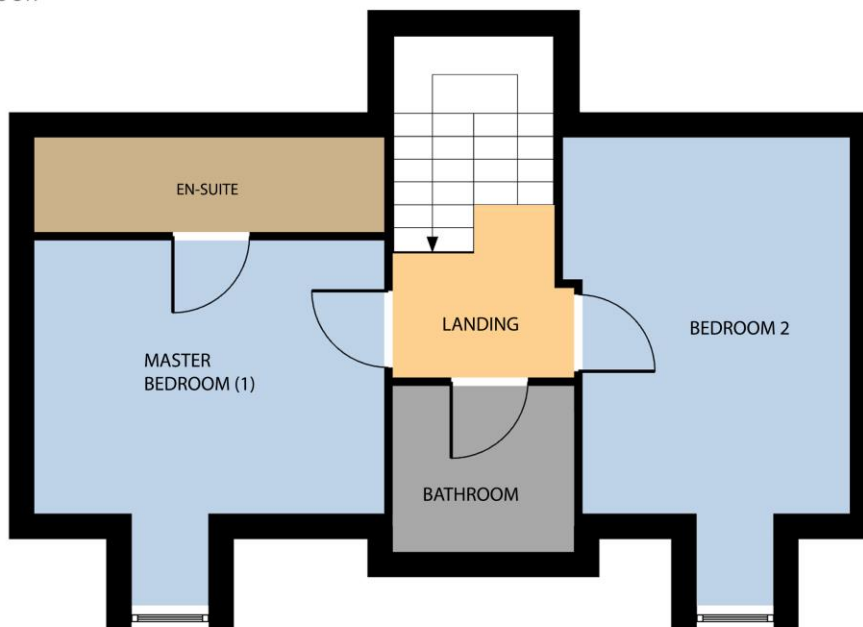


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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FIRST FLOOR



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Building Energy Rating (BER): C3 BER No. 116564022

Energy Performance Indicator: 204.72 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

