

FOR SALE

AMV: €320,000

File No. d476.CWM



'Ballyregan Cottage', Killinick, Co. Wexford

- Glorious sandy beaches can be found close-by in Rosslare Strand, Carne and St. Helens with several sheltered coves in between. Within easy reach of local shops and amenities.
- 1950's cottage renovated to an exceptional standard with a B2 energy rating
- Three bedrooms and three bathrooms, extending to c. 146 sq.m. / 1,571 sq. ft.
- Accommodation comprises of entrance hall, open plan living/ dining/ kitchen area, utility room, 2 bedrooms (one en-suite) and shower room on ground floor. Master Bedroom with walk in wardrobe and large family bathroom on first floor.
- To arrange a suitable viewing time, contact the sole selling agents
- Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

‘Ballyregan Cottage’, Killinick, Co. Wexford

General Description: Newly renovated 3 bedroomed detached dormer bungalow set on c. 0.27 acres in this peaceful country setting. The nearby areas of Killinick, Tagoat, Rosslare Strand, St Helens Bay, Tacumshane Lake and Rostoonstown offer endless kilometres of dunes and coastline to ramble along with glorious sandy beaches. 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 was originally built in the 1950’s and in 2021 underwent a complete renovation with extensions and new roof. Inside the accommodation flooring, tiling and bathrooms are built to exacting standards and finished exceptional well. The property accommodation is well laid out and would cater well for any growing family. It is presented to the market in excellent condition, tastefully decorated including a new fitted kitchen with quartz counter top, large island and contemporary bathrooms.

Outside the countryside views extend across agricultural fields with a south facing area ideal for an al fresco patio. The gardens are simply laid out in lawn for ease of maintenance. 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 | 5.50m (max) x 3.68m (max) | Timber laminate flooring. |
| Open Plan Living/ Dining / Kitchen Area | 7.71m x 5.17m | Tiled flooring throughout, dual aspect with windows overlooking front garden, windows overlooking side gardens and windows overlooking the rear agricultural landscape, French doors leading to the directly south facing patio area. Living Area: Electrical & t.v. points, Broadband points. Kitchen Area: Newly installed Shaker style fully fitted kitchen, floor and eye level cabinets, large island with breakfast counter. Normende 4-ring induction hob with extractor fan overhead, Belfast sink, Hoover electric oven, Beko American style fridge-freezer with wrap-around pantry. |
| Utility Room | 2.86m x 1.80m | Tiled flooring, plumbed for washing machine & dryer. Electrical heating point control unit and Bio-Crete control unit. Door to rear garden. |
| Bedroom 2 | 4.85m x 4.49m | Timber laminate flooring, large window overlooking rear garden and agricultural landscape |
| En-suite | 2.40m x 1.36m | Tiled flooring, large shower stall with pressure pump shower, tiled surround and part-glass wall. Heated towel rail, w.h.b. with storage underneath, w.c. |
| Bedroom 3 | 3.74m x 2.72m | Timber laminate flooring, windows overlooking front garden. |
| Shower room | 2.68m x 1.60m | Tiled flooring, large pressure pump shower with tiled surround, w.h.b. with storage drawers underneath. Velux window, heated chrome towel rail, w.c. |
| Timber staircase to first floor | | |
| Landing | 2.03m x 0.87m | Carpeted flooring. Door to: |
| Storage Room | 3.55m x 1.25m | Carpeted flooring. |
| Master Bedroom | 5.72m x 5.31m | Carpeted flooring, Velux windows, partitioned area ideal for walk-in wardrobe and dressing room. |
| Family Bathroom | 3.97m x 2.52m | Tiled flooring, free-standing bath with chrome faucets & showerhead. Large glass enclosed shower stall with pressure pump shower. Heated towel rail. w.h.b. with storage drawers underneath, w.c. Velux. |

Total Floor Area: c. 146 sq.m. / 1,571 sq.ft.









Features

- Glorious sandy beaches nearby
- Easy reach of local shops and amenities
- Renovated 1950's cottage
- B2 energy rating
- Three bedrooms, three bathrooms
- Extending to c. 146 sq.m. / 1,571 sq. ft.

Outside

- Site c. 0.27 Acres
- Gardens in lawn
- South facing patio area
- Gravel driveway

Services

- Mains water
- BioCrete Treatment Plant
- OFCH
- Fibre Broadband

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: Eircode: Y35 WR9V





Building Energy Rating (BER): B2 BER No. 113175137
Energy Performance Indicator: 104.23 kWh/m²/yr

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

Sales Agent
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