

FOR SALE

AMV: €325,000

File No. d509.CWM



Ferney Hill, Killinick, Wexford

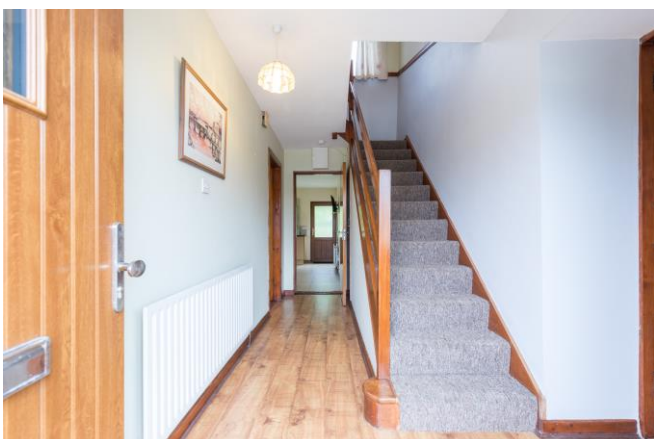
- Superb village residence located in Killinick with large garden area.
- Only 10 minutes from Wexford town and a host of sandy beaches.
- Spacious accommodation extending to c. 135 sq.m. / 1,453 sq.ft.
- Beautiful private garden filled with nature and courtyard outbuildings.
- Accommodation briefly comprises; entrance hallway, sitting room with stove, second sitting room (potential 4th bedroom), kitchen, utility, shower room on ground floor, 3 bedrooms, family bathroom and hotpress on first floor level.
- To arrange a suitable viewing time, contact the sole selling agents Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Ferney Hill, Killinick, Wexford

Ferney Hill is a most impressive semi-detached home located in the village of Killinick, a sought after and convenient location approximately 10 minutes' drive from Wexford town, Rosslare Europort and a choice of fabulous sandy beaches. This property has been extended over the year and maintained to an exceptionally high standard. The spacious accommodation is free flowing, and it combines the old and new of a classic village residence while benefiting from the high spec finish of today's finest homes. The garden is simply laid out and cleverly landscaped for ease of mowing. There is an ideal sunny aspect al fresco dining area off the living room. The site is sheltered with a selection of mature native trees, ornamental shrubs and a host flower beds. For the gardening enthusiast there is plenty of space for a large polytunnel sufficient to provide an abundance of homegrown salads, fruit and vegetables. Viewing of this home comes highly recommended, contact Wexford Auctioneers Kehoe & Associates 053 9144393.



ACCOMMODATION

Entrance Hallway	4.79m x 1.85m	Timber laminate flooring. Door to:
Sitting Room	6.37m x 4.02m	Carpeted flooring, two windows overlooking Killinick village street. Built-in display cabinets surrounding t.v. station, t.v. points, French doors leading to south-west facing patio area. Free-standing stove.
Second Sitting Room	4.31m x 3.58m	Timber laminate flooring, open fireplace, dual aspect windows overlooking street side and enclosed side garden. Electrical and broadband points. Built-in cabinets, right & left.
Kitchen	4.68m x 4.57m	Tiled flooring, fully-fitted kitchen with floor & eye level cabinets, ample worktop space, built-in window seat. Dual aspect overlooking rear garden and large side garden towards outbuildings. Double stainless steel sink & drainer, tiled splashback. 4-ring gas hob with extractor fan overhead, integrated Siemens electric oven and integrated Bosh microwave. Integrated LG fridge-freezer, integrated Whirlpool dishwasher. Door to rear garden.
Utility Room	1.78m x 1.60m	Tiled flooring, Whirlpool washing machine, counter space, underneath cabinets and open shelves. Window overlooking side patio.
Shower Room	2.82m x 1.74m	Tiled flooring, Mosaic tiled shower area with a Triton T80z shower. Wall mounted press, w.h.b. with mirror & lighting overhead, w.c.
Carpeted timber staircase to first floor		
Landing	4.79m (max) x 3.11m (max)	Hotpress with dual fuel immersion and open shelves. Dual aspect overlooking rear garden and front of street
Bedroom 1	3.60m x 2.56m	Timber laminate flooring, large window overlooking Killinick village street. Electrical points
Family Bathroom	2.35m x 2.10m	Tiled flooring, floor to ceiling tiled surround, bath with chrome showerhead. Wall-mounted press & mirror, w.h.b. w.c.
Corridor	3.33m x 1.04m	Carpeted flooring. Single step down to:
Bedroom 2	2.94m x 2.68m	Timber laminate flooring, window overlooking south-facing patio. Built-in window seat.
Bedroom 3	4.06m x 3.26m	Timber laminate flooring, dual aspect with windows overlooking street side and south facing patio. 4m wide Sliderobes with ample storage space.

Total Floor Area: c. 192 sq.m. / 2,067 sq.ft.







Features

- Village centre location
- 3 bedrooms, 2 bathrooms
- Extending to c. 135 sq.m / 1,453 sq.ft.

Outside

- Pedestrian access and gate access to the side of the property
- South-facing garden
- Outbuildings – divided into 3 divisions – with potential for workshop, studio, wood storage, etc.
- Mature boundaries
- Ideal for grow-your-own vegetables

Services

- Mains water
- Septic tank
- OFCH
- Broadband

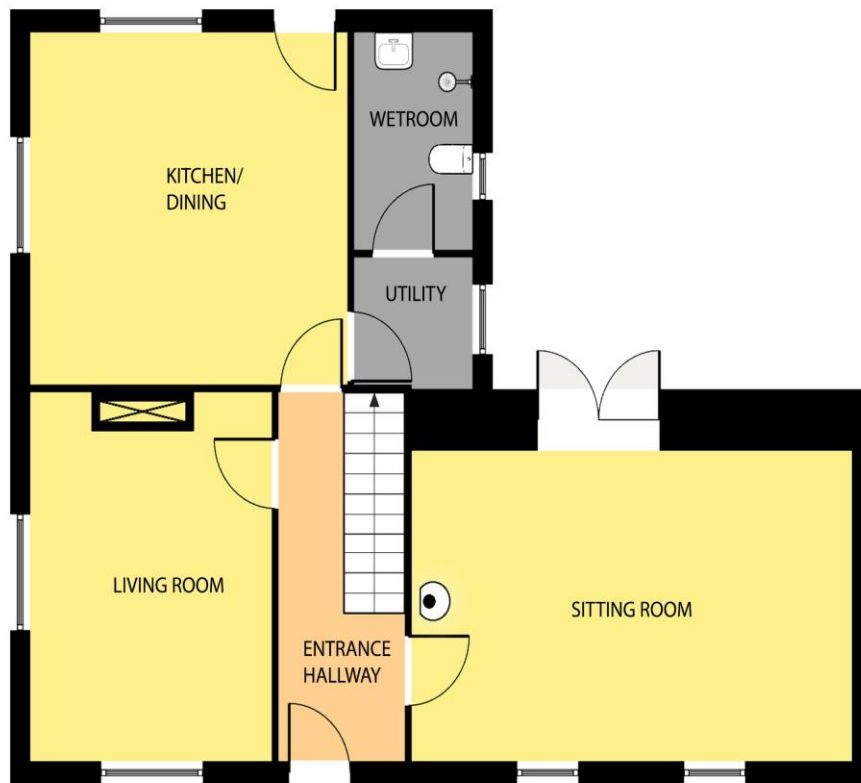
Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: Eircode: Y35 X822





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.



FIRST FLOOR



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Building Energy Rating (BER): D1 BER No. 105429138
Energy Performance Indicator: 246.09 kWh/m²/yr

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

Sales Agent
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