

FOR SALE

AMV: €200,000

File No. c731.BF



Ringaheen, Killinick, Co. Wexford

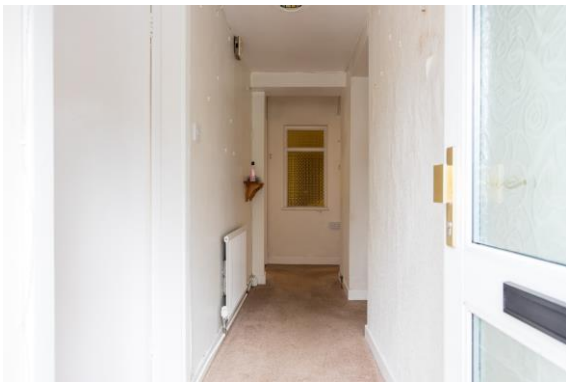
- Spacious detached cottage in this most convenient location only 9.3km from Wexford Town and only 3.6km off the N25. The picturesque fishing village of Kilmore with its Marina and Beach is only 12 km, Rosslare Strand 9.5km and Rosslare Euro Port 13km
- The cottage was constructed in the early 1900's and extended over the years to provide excellent accommodation. The property is in need of modernisation but has had some upgrading with the installation of double-glazed uPVC/aluminium windows and gas fired central heating.
- Sitting on a private site extending to 0.66 acres with concrete drive, forecourt and rear yard. The garden is planted with a lovely collection of mature trees and shrubs and is a haven for wildlife with ample space for a kitchen garden or vegetable plot.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393

Ringaheen, Killinick, Co. Wexford

Description: Spacious detached cottage in this most convenient location only 9.3km from Wexford Town and only 3.6km off the N25. The picturesque fishing village of Kilmore with its Marina and Beach is only 12 km, Rosslare Strand 9.5km and Rosslare Euro Port 13km. Excellent village amenities including shop, pub, post office, takeaway and café are available in the nearby village of Killinick.

The cottage was constructed in the early 1900's and extended over the years to provide excellent accommodation. The property is in need of modernisation but has had some upgrading with the installation of double-glazed uPVC/aluminium windows and gas fired central heating.

Sitting on a private site extending to 0.66 acres with concrete drive, forecourt and rear yard. The garden is planted with a lovely collection of mature trees and shrubs and is a haven for wildlife with ample space for a kitchen garden or vegetable plot. Garage/workshop with double doors to the front, pedestrian door to the rear and power sockets and lighting. For further details and appointment to view contact Wexford Auctioneers Kehoe & Associates on 053 9144393.



ACCOMMODATION

Entrance Hallway	4.65m x 1.02m	
Sitting Room	3.18m x 3.77m	With feature open fireplace and coving.
Kitchen	3.20m x 3.27m	With built-in floor and eye-level units, part-tiled walls and stairs to first floor. Open to:
Kitchenette	2.19m x 1.76m	With built-in units and part tiled walls.
Study		Door to:
Dining Room	3.21m x 2.19m	
Utility Room	4.67m x 3.77m	With built-in storage press, plumbing for washing machine, gas, central heating boiler and door to garage.
Shower Room	2.37m x 1.69m	Shower stall, w.c, vanity w.h.b, grosfillex wall panels and tiled floor.
Bedroom 1	4.30m x 3.93m	With coving and dual aspect windows.
First Floor		
Bedroom 2	4.35m x 3.78m	
Bedroom 3	3.03m x 2.20m	
Bedroom 4	3.29m x 2.24m	
Garage	7.40m x 3.22m	With double doors to the front and pedestrian door to the rear with power sockets and lights.

Total Floor Area: c. 98.9 sq. m / 1,064 sq. ft.





Features

- Charming traditional cottage
- Only 15 minutes' from Wexford Town
- Convenient to local beaches
- Village amenities close-by

Outside

- Concrete drive/forecourt
- Concreted rear yard
- Garage/workshop 7.40m x 3.22m
- Mature gardens

Services

- Mains water
- Mains electricity
- Septic tank drainage
- GFCH

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

DIRECTIONS: From Wexford Town proceed out the Rosslare Road N25, take the first exit off the roundabout heading for Rosslare. Take the 2nd turn to the right signposted for Kilmore Quay. Proceed out this road for c. 3.6km and the property is on the left-hand side. For Sale Sign. Y35F3F8





GROUND FLOOR

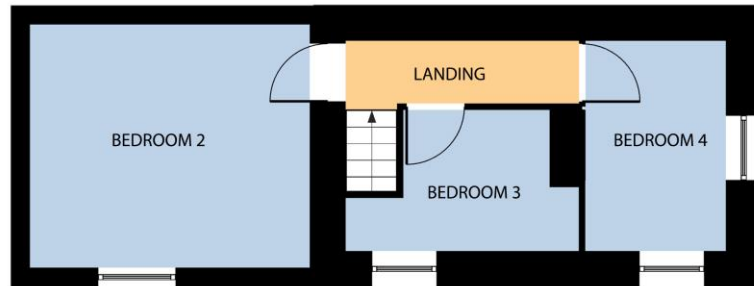


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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): E2 BER No. 110536109
Energy Performance Indicator: 366.43 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