

# FOR SALE

AMV: €310,000

File No. c750.CWM



## ‘The Red Door Cottage’, Gurteenminogue Murrintown, Co. Wexford

- Sought after location where the property has been newly refurbished to include a new custom-made kitchen, new bathroom and ready for immediate occupancy.
- A detached two storey, 3-bedroom home extending to c. 140 sq.m / c. 1,507 sq.ft
- The cottage site extends to c. 0.54 acres on Folio WX51997F
- Located in Murrintown, only 10 minutes' drive from Wexford town and 15 minutes' drive from a host of sandy beaches.
- Accommodation layout comprises of entrance reception room, ground floor bedroom, open plan kitchen/ dining / living room, utility room and a family bathroom with hot-press built in, cloak room. Upstairs there is two bedrooms.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe  
& ASSOC.**

## ‘The Red Door Cottage’, Gurteenminogue, Murrintown, Co. Wexford

**Location:** The Red Door Cottage presents an opportunity to acquire a home in a most convenient location, approximately 1.6km from south-west of Murrintown Village, where village amenities include a church, primary school, childcare facility, large community centre, children’s playground, take away and a new shop. The Red Door Cottage is in the parish of Piercestown with renowned sporting GAA club St Martins GAA and home to Forth Celtic Football Club. Johnstown Castle estate with wonderful garden walks borders the village. The Forth Mountain Hiking Trails are only 4km away and the sandy beaches of Rosslare Strand is a short 15min drive away.

Murrintown itself is located south-east of Wexford and within approximately 10 minutes’ drive to Wexford town centre. Transport links by bus run several times a day from Kilmore to Wexford town. The property is set back from this local road, which is a link road routing Murrintown Village to Kilmore Quay.



## ‘The Red Door Cottage’, Gurteenminogue, Murrintown, Co. Wexford

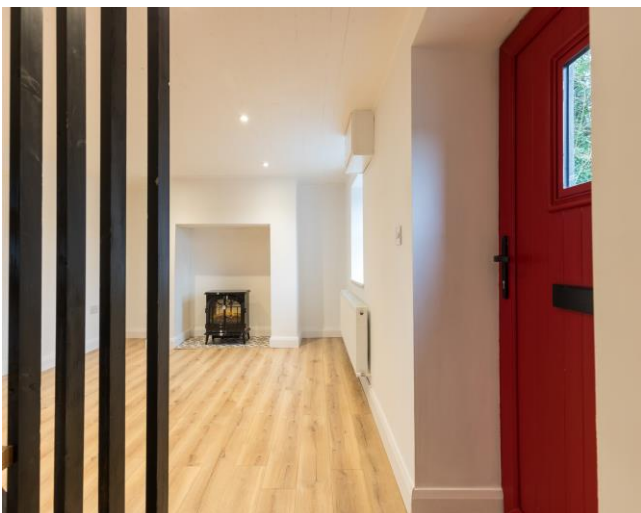
**Description:** The Red Door Cottage is a newly renovated cottage nestled in the heart of the countryside. With three bedrooms, one bathroom, and a charming living space and a cozy retreat. The property is a detached dwelling house extending to c. 140 sq.m / c. 1,507 sq.ft, on a site of c. 0.54 acres and comprised within Folio WX51997F. The site is neighbouring a dwelling and agricultural land with sheep grazing.

The accommodation is laid out over two floors, renovated completely in 2023 and now in turnkey condition, ready for immediate occupancy. We understand the original cottage has been upgraded with pumped insulation. The windows and doors all PVC double glazing.

As you step into the cottage, you are greeted by an inviting living room complete with comfortable seating and a feature tile fireplace hearth ideal for an electric stove. The open-plan kitchen and dining area provide a great space for family meals and entertaining guests. The hand painted custom-made kitchen offers ample storage space and the separate breakfast island.

The three bedrooms provide a comfortable and peaceful sanctuary for a good night's sleep. The bathroom has been completely renovated and features modern fixtures, a bath and a pressure pump shower.

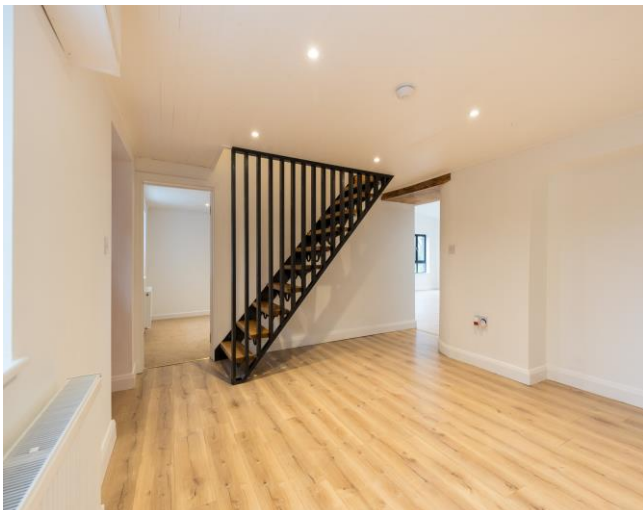
Outside, the cottage boasts a lovely garden with a patio area, perfect for al fresco dining and enjoying the fresh country air. Whether you're looking for a new home, a weekend getaway or a longer retreat, this newly renovated cottage has everything you need. Viewing is strictly by prior appointment with the sole selling agents. To arrange a suitable viewing time, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.



## ACCOMMODATION

Entrance/Reception Room	4.82m x 3.56m	With feature tiled space for electric stove. (note the electric stove is not included in the sale)
Bedroom 1	3.53m x 3.43m	Carpet flooring and window overlooking front driveway.
Kitchen/Dining/Living Room	7.38m x 6.62m	Timber laminate flooring. Hand painted custom-made kitchen with a 4 ring induction hob and extractor fan overhead, Flavel built in oven, stainless steel sink and ample counter space. Breakfast Island with space under counter for built in under counter fridge and freezer. French doors to rear garden.
Utility	3.12m x 2.54m	Timber laminate flooring. Door to outside & rear garden. Electric heating control. Fitted units with counter with stainless steel sink, storage, and space for washing machine and dryer.
Cloak Room	1.70m x 0.76m	Ideal coat & boot room space.
Family Bathroom	3.29m x 2.53m	Tile flooring and walls, bath with a pressure pump shower overhead, w.h.b and w.c. Hot press with storage space.
<b>First Floor</b>		Steel floating staircase with solid oak steps.
Bedroom 2	4.17m x 4.08m	Carpet flooring with window overlooking front garden.
Bedroom 3	4.17m x 3.71m	Carpet flooring with window overlooking front garden.

**Total Floor Area: c. 140 sq.m. / 1,507 sq.ft.**









## Features

- Newly refurbished property
- Superb location
- 3 bedrooms, 1 bathroom
- Extending to c. 140 sq.m. / 1,507 sq.ft.
- A detached two storey with single storey extension to rear
- New hand painted custom kitchen and new bathroom

## Outside

- Patio from the French doors
- Site extending to c. 0.54 acres
- Folio: WX51997F
- Detached Garden Shed
- Ample parking area.

## Services

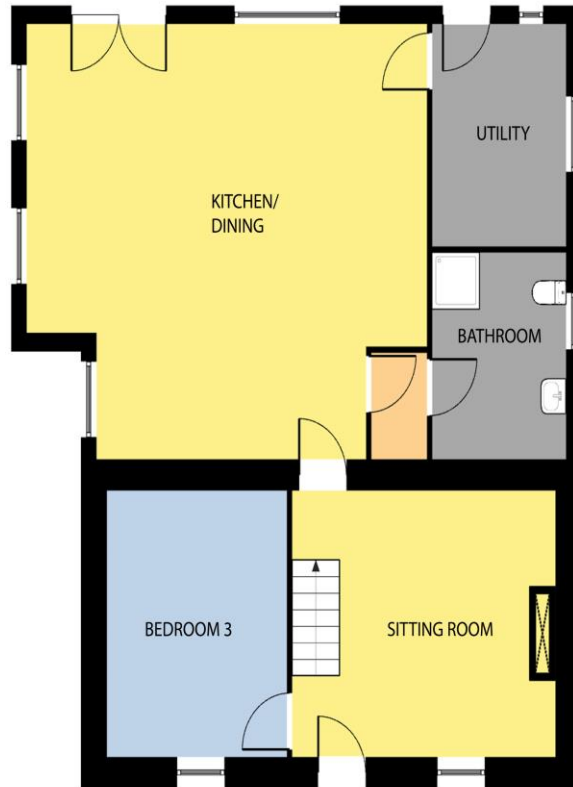
- Mains water
- Septic tank
- ESB
- Broadband available
- OCFH

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

**Note:** The electric plug in stove in the living room is not included in the sale.

**Directions:** From Murrintown village pass the crèche and church on your left. Continue straight passing the Credit Union on your left and travel for approximately 1.5km the property for sale is on your left. Coordinates: (52.2796682, -6.5400463) - **Eircode: Y35 HC2P**

GROUND FLOOR

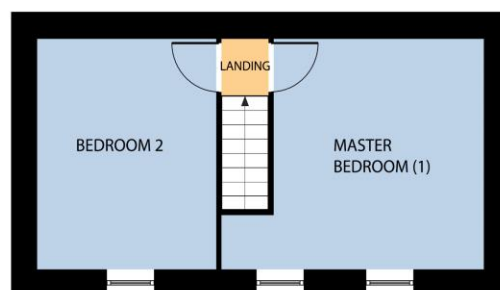


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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

COPYRIGHT: [SHOWCASE IMAGES.IE](http://SHOWCASE IMAGES.IE)



FIRST 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.

COPYRIGHT: [SHOWCASE IMAGES.IE](http://SHOWCASE IMAGES.IE)







**Building Energy Rating (BER): D1 BER No. 115534356**  
**Energy Performance Indicator: 235.85 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**  
**CATRIONA MURPHY**  
**087 2427525**

**Email: [catriona@kehoeproperty.com](mailto:catriona@kehoeproperty.com)**

**Kehoe & Assoc.,**  
Commercial Quay,  
Wexford  
053 9144393  
[www.kehoeproperty.com](http://www.kehoeproperty.com)  
Email: [sales@kehoeproperty.com](mailto: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