

FOR SALE

AMV: €295,000

File No. c800.CWM



Blackhall, Killurin, Co. Wexford

- Beautiful cottage style bungalow with three bedrooms and two bathrooms extending to c. 156 sq.m / 1,680 sq.ft
- Located in Killurin, a sought-after area just outside Wexford town, within 15 minutes of the M11 Dublin route.
- Converted attic including a large walk-in wardrobe and dressing room.
- Situated on c. 0.54 acres with gardens in lawn and mature boundary hedging.
- Accom. comprises of: Entrance hall, large kitchen / dining/ living area, utility room, sitting room (bedroom 3), Bedroom 1, Bedroom 2, bathroom, home office, large dressing room and bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Blackhall, Killurin, Co. Wexford

This beautiful bungalow lies outside the village of Glynn in Blackhall, Killurin just 8km from the N11 and only 12km to nearest thriving town of Wexford, a short trip to all main amenities and transport links. The ideal location for life in the countryside, with a feeling of seclusion yet only one hour drive north to Dublin on the M11 motorway, 25 mins drive south to the gateway to Europe at Rosslare Harbour and 25 mins drive east to sandy beaches of Curracloe. The property is close to a range of quality primary and secondary schools as well as Wexford General Hospital.

This family home offers 3 bedrooms, 2 bathrooms and extends to c. 156 sq.m. / 1,680 sq.ft. The property has been carefully maintained with quality finishes throughout. Spacious and free-flowing accommodation generous storage spaces throughout with a most impressive attic conversion to include a large dressing room with wall surrounding wardrobes and bathroom.

A must-see property ideal for those seeking a property in the countryside as a retreat or first-time buyer family home.

Viewing is strictly by prior appointment with the sole selling agents, contact Kehoe & Assoc. on 053 9144393





ACCOMMODATION

Entrance Hallway	5.00m x 1.67m	Cream marble tiled floor, split to timber wooden floor, cast iron radiators, coving, telephone point.
Sitting Room / Bedroom 3	4.18m x 3.67m	Mahogany timber flooring, coving & ceiling rose, feature solid fuel stove with cast iron surround, timber mantle and black marble hearth.
Kitchen/Diner	5.00m x 4.18m	Tiled flooring. Floor and eye level units with built-in double oven, induction hob with overhead extractor fan, white ceramic sink with double drainer, ceiling coving.
Living Area	6.40mx 3.50m	Solid oak timber flooring. Solid fuel stove, coving, sliding French doors leading to rear garden.
Utility Room	4.16m x 1.89m	Tiled flooring, floor level units and drawers, stainless sink unit and drainer, ample counter space, shelving. Ceiling coving.
Rear Porch	2.00m x 1.88m	Solid timber flooring, treble-bay storage closet, attic access. Door to rear garden.
Bedroom 1	3.69m x 3.57m (max)	Carpet flooring, telephone & t.v. points.
Bedroom 2	3.30m x 2.40m	Carpet flooring.
Family Bathroom	2.69m x 2.10m	Herringbone flooring, free-standing bath with shower above, antique style w.c. and w.h.b. with overhead mirror, touch light and Bluetooth connection. Large corner shower with power shower including a rainforest head and second shoer head. Stainless steel towel radiator, shelving, tiled half-wall and coving
Home Office	3.00m x 1.89m	Carpet flooring, storage closets, shelving.
Stairs leading to:		
Dressing Room	4.22m x 3.40m	Carpet flooring, expansive closet space into eaves.
En-suite	1.50m x 1.50m	With w.c. and w.h.b., lino flooring.

Total Floor Area: c. 156 sq.m. / 1,682 sq.ft.





Features

- Beautiful cottage style bungalow with three bedrooms and two bathrooms extending to c. 156 sq ft / 1,680 sq ft.
- Located in Killurin, a sought-after area just outside Wexford town within fifteen minutes of the M11 Dublin route.
- Converted attic including a large walk-in-wardrobe and dressing room.
- Situated on c. 0.54 acres with gardens in lawn and mature boundary hedging.

Outside

- Set on c.0.54 acres
- Gardens in lawn with mature boundary hedging and trees
- Glass house to grow tomatoes, strawberries, and summer flower bedding
- Apple Trees
- Concrete built garage
- Electric Gates
- Tarmac drive with kerbing

Services

- OFCH
- Private Well
- Septic Tank
- 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.

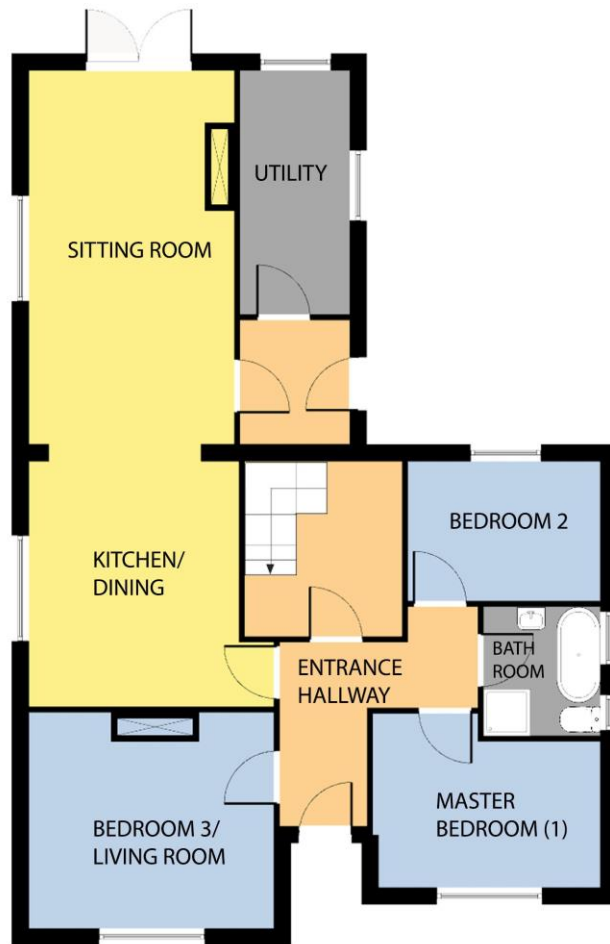
DIRECTIONS: **From Wexford Bridge:** take the R730 on Commercial Quay toward the N11, passing Redmond Square and the Wexford Boat Club, Wexford Wanders Rugby and GAA grounds. Turn left at the Ferrycarrig bridge into the N11 then take a quick right onto the R730 passing the Irish National Heritage Park on the left. Travel approximately 1.7km to cross under the railway bridge, keep right and continue straight passing the River Slaney on your right for a further 2.1km then turn left towards Glynn Village. After 900m meeting a bend stay left and after a further 3.7km turn right (directional signage) The property for sale is a further 600m on your left-hand side, For Sale Sign. Eircode: Y21 N443

From Dublin: take the M11 south to Wexford. Arriving at the end of the motorway take the first exit off the roundabout onto the N11 traveling south-east towards Wexford for 11km. After crossing the Ferrycarrig bridge take a right onto the R730 passing the Irish National Heritage Park on the left. Travel approximately 1.7km to cross under the railway bridge, keep right and continue straight passing the River Slaney on your right for a further 2.1km then turn left towards Glynn Village (directional signage). After 900m meeting a bend stay left (directional signage) and after a further 3.7km turn right (directional signage) The property for sale is a further 600m on your left-hand side, For Sale Sign Eircode: Y21 N443





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



Building Energy Rating (BER): D1 BER No.: 114382328

Energy Performance Indicator: 237.02 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents only.
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

Sales Agent

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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. PRSA No. 002141