

FOR SALE

AMV: €265,000

File No. d756.CWM



The Cottage, Streamstown, Tagoat, Co. Wexford. Y35X6Y3

- 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 national school, shops and amenities.
- 1920's cottage renovated in 2023
- Three bedrooms and two bathrooms, extending to c. 145 sq.m.
- Accommodation comprises of entrance hall, open plan living/ dining/ kitchen area, 2 bedrooms on the ground floor including the Master Bedroom with walk in wardrobe and ensuite.
- Upstairs is a large bedroom, a multipurpose room and family bathroom on first floor.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

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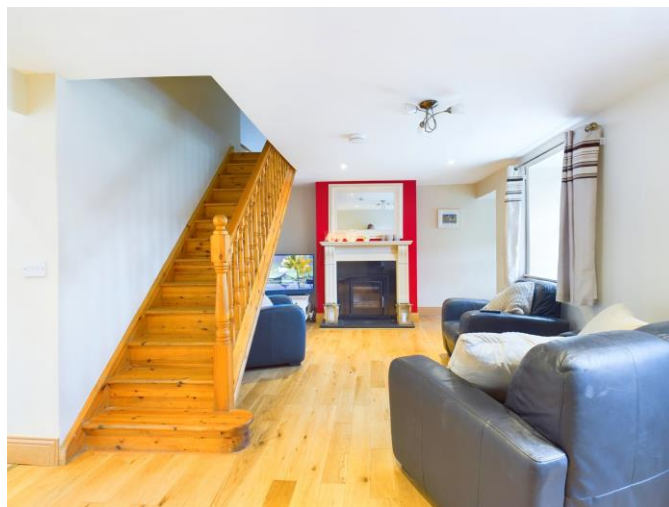
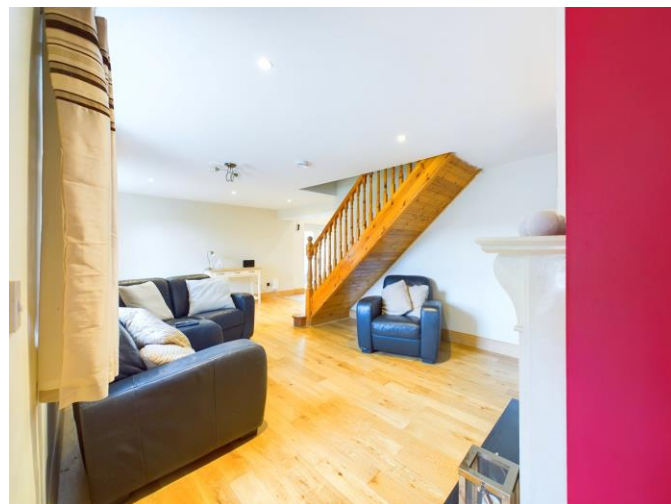
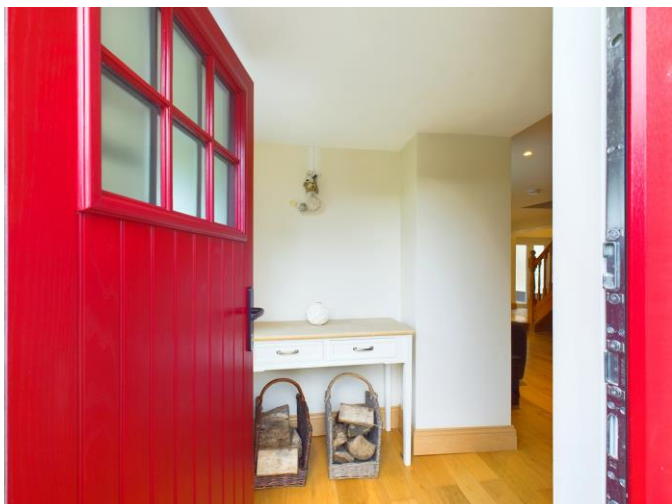
The cottage is a 3-bedroom detached 1920's residence which was renovated in 2023. The nearby areas of Tagoat, Rosslare Strand, St Helens Bay, Tacumshane Lake and Rostoonstown offer endless kilometres of dunes and coastline to ramble along with glorious sandy beaches. There is an excellent primary a short walk away at St Mary's N.S. 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 1920's and in 2023 underwent a refurbishment. Inside the accommodation flooring, tiling and bathrooms are newly installed. 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 and contemporary bathrooms.

Outside the countryside views extend across agricultural fields with long range views of the sea. There is a south facing raised patio 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 1.52m x 1.27m
 Open Living Area 6.44m x 3.59m

Kitchen/ Dining Area 5.32m (max) x 4.95m (max)

Internal Hallway 3.31m x 1.31m
 Bedroom 2 3.31m x 3.26m

Master Bedroom 4.73m x 3.02m

Open Wardrobe Space 1.90m x 1.11m

Ensuite 2.25m x 2.21m

Solid oak timber floors, leading into Solid oak timber floor, feature marble fireplace with solid fuel stove insert, open alcove leading to:

Tiled flooring, fully fitted kitchen with floor and eye level cabinets, Bosch fridge freezer, larder presses, Bosch dishwasher, Zanussi washing machine, Bosch dryer, stainless steel sink with double drainer, ample worktop space with a Bosch electric oven, 4-ring Bosch electric hob.

Timber laminate flooring, built-in wardrobes and drawers, window overlooking rear garden.

Timber laminate flooring, large window overlooking side driveway and passageway to: Tiled flooring.

Tiled flooring, floor to ceiling tiled surround, enclosed shower stall with Mira Elite SE, w.h.b. with cabinetry underneath and w.c.



Timber staircase leading to first floor.

Landing 1.53m x 1.13m

Family bathroom 3.56m x 2.66m

Bedroom 3 5.88m x 3.95m

Hotpress

2 Steps up to:

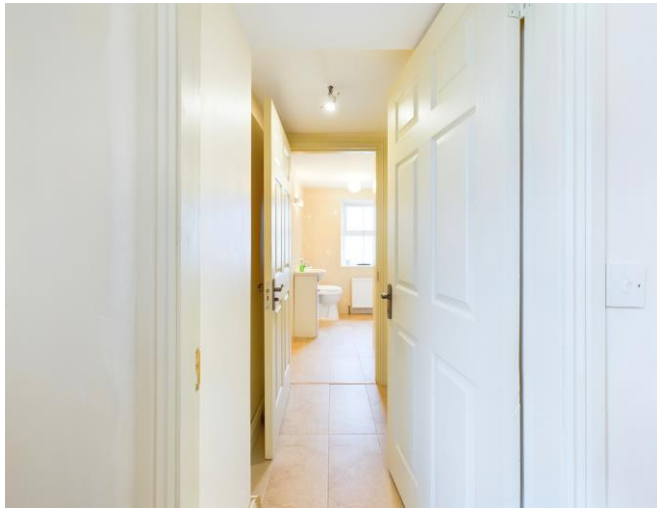
Ancillary Room 4.88m x 3.47m

Tiled flooring floor to ceiling tiled surround, bath, shower with electric Triton As2000xt, w.c., w.h.b. with mirror and lighting overhead.

Timber laminate flooring, dual aspect with windows overlooking front and side garden, Velux window, hatch access to attic, built-in wardrobes and doors. Access to: With dual immersion.

Tongue & groove flooring large window with countryside views & sea horizon views in the distance. Access to eaves storage

Total Floor Area: c. 150 sq.m. / 1,614 sq.ft.





Outside

- Site c. 0.24 Acres
- Gardens in lawn
- South facing elevated patio area
- High quality composite decking
- Tarmac driveway

Features

- Glorious sandy beaches within easy reach
- 1920's cottage renovated in 2023
- Three bedrooms and two bathrooms
- Detached extending to c. 145 sq.m.

Services

- Mains water
- Septic Tank
- OFCH
- Fibre Broadband

Building Energy Rating (BER): E2

BER No.: 110231180

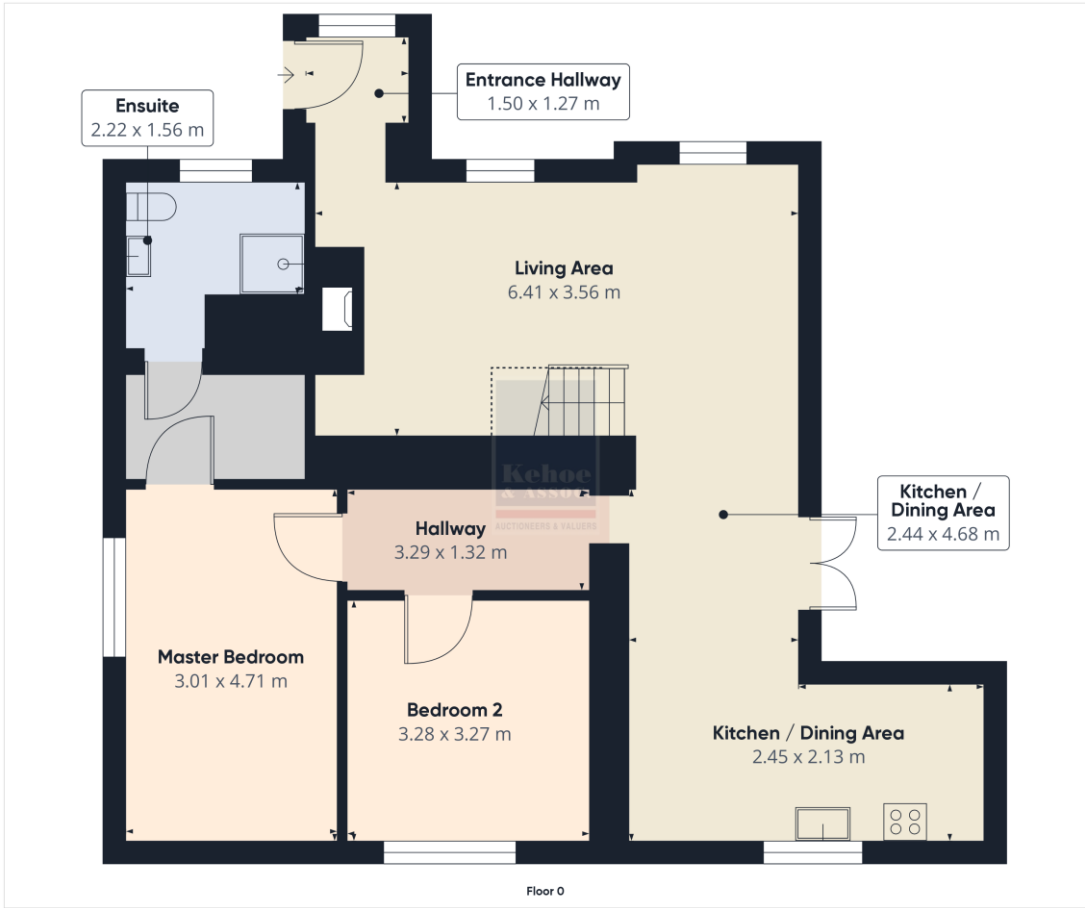
**Energy Performance Indicator: 375.38
kWh/m²/yr**

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 Y35X6Y3







Kehoe & ASSOC
ESTABLISHED 1988

Approximate total area⁽¹⁾
80.1 m²

Reduced headroom
1.28 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Kehoe & ASSOC
ESTABLISHED 1988

Approximate total area⁽¹⁾
45.92 m²

Reduced headroom
8.8 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m

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Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Building Energy Rating (BER): E2 BER No.: 110231180
Energy Performance Indicator: 375.38 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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