

FOR SALE

AMV: €300,000

File No. d810.BF



An Teach Bán, Kilmore Quay , Co. Wexford

- Charming traditional thatched cottage located in the heart of Kilmore Quay literally 350 meters from the picturesque Fishing Harbour, Marina and Safe Sandy Beach.
- Kilmore Quay is a thriving coastal village with excellent amenities including fish restaurants, traditional pubs, shops, hotel, craft shops, boutiques, community centre and church all within walking distance. It is a paradise for anyone with an interest in boating, fishing, and birdwatching, regular boat trips to the Saltee Islands on offer locally and wonderful coastal walks along the burrow to explore and enjoy.
- This cosy cottage offers excellent accommodation with 2 reception rooms, 4 bedrooms, 3 shower rooms, bathroom, kitchen and kitchenette. There is also a spacious open plan studio with it's own external staircase and fabulous views over the Burrow.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**

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Description: Charming traditional thatched cottage located in the heart of Kilmore Quay literally 350 meters from the picturesque Fishing Harbour, Marina and safe sandy beach. Kilmore Quay is a thriving coastal village with excellent amenities including fish restaurants, traditional pubs, shops, hotel, craft shops, boutiques, community centre and church all within walking distance. It is a paradise for anyone with an interest in boating, fishing, and birdwatching with regular trips to the Saltee Islands on offer locally and wonderful coastal walks along the burrow to explore and enjoy

This cosy cottage offers excellent accommodation with 2 reception rooms, 4 bedrooms, 3 shower rooms, bathroom, kitchen and kitchenette. There is also a spacious open plan studio with its own external staircase and fabulous views over the Burrow.

The property is presented in good condition throughout and retains all of its original character and charm including a pot hanger over the fireplace in the sitting room. There is an enclosed garden to the rear with low maintenance finish, patio area with lovely sunny aspect and off-street parking.

Early viewing of this charming coastal cottage comes highly recommended, contact Kehoe & Associates on 053-9144393 to book your viewing appointment.





ACCOMMODATION

Entrance Porch	1.89m x 1.13m	With built-in storage press.
Inner Hallway	1.15m x 0.57m	With potential door to sitting room.
Living Room	3.14m x 3.32m	Open fireplace with solid fuel stove and tiled floor.
Kitchenette	4.53m x 1.23m	With built-in units, electric cooker and laminate floor.
Inner Lobby	1.17m x 0.96m	With understairs storage closet and tiled floor
Bedroom 1	2.89m x 4.01m (max)	With built in wardrobe, laminate floor door to rear garden and shower room ensuite
Ensuite	2.18m x 0.99m	Fully tiled, shower stall, w.c. and w.h.b.
Bedroom 2	3.34m x 2.47m	With built-in wardrobe, laminate floor, w.h.b., door to rear garden and ensuite.
Ensuite	1.39m x 0.94m	Fully tiled, shower stall with electric shower and w.c.





ACCOMMODATION

Sitting Room	3.58m x 3.27m	With open fireplace, mantelpiece and traditional pot hanger, storage press, tiled floor and stairs to first floor.
Kitchen	3.18m x 2.40m	With built-in units, electric cooker and tiled floor.
Rear Lobby	2.00m x 0.97m	With cloaks closet, tiled floor and door to outside.
<i>First Floor</i>		
Bedroom 3	3.73m x 3.56m	With RV sheeted ceiling, timber floor and built-in wardrobe.
Bathroom	2.12m x 1.70m	Bath with mixer taps w.c., w.h.b., part tiled walls and tiled floor.
Bedroom 4	3.84m x 3.14m	With timber floor, RV sheeted ceiling, w.h.b., and built-in wardrobe

Cottage Total Floor Area: c. 104.24 sq.m. (c. 1,122 sq.ft.)



ACCOMMODATION

First Floor Studio with separate external stairs.

Open Plan Living / Dining room 5.11m x 3.55m

With RV sheeted walls, fireplace with electric fire, laminate floor, built-in book shelving, door to outside, sliding patio doors with fabulous views across the Burrow and out to sea.

Kitchenette 2.71m x 1.07m

With electric hob, oven, extractor, built-in storage presses and fabulous views across the Burrow and out to sea

Study / Office 2.13m x 2.10m

With RV sheeted walls and ceiling and built-in storage press

Wet Room 2.42m x 1.63m

Fully tiled, electric shower, w.c., w.h.b., built-in storage press and heated towel rail.

Total Floor Area: c. 35.28 sq.m. (c. 380 sq.ft.)



Features

- Charming traditional thatched cottage
- Picturesque fishing village
- Walking distance all village amenities
- Regular boat trips to the Saltee Islands (seasonal)

Outside

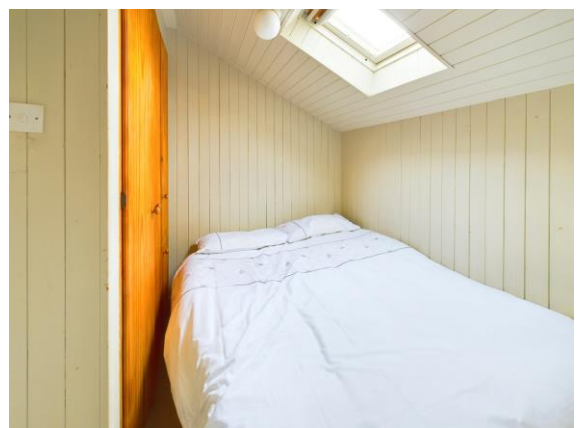
- Enclosed front yard
- Private rear garden with lovely sunny aspect
- Patio area
- Off-street parking

Services

- Mains water
- Mains drainage
- Mains electricity
- Electric heating

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

DIRECTIONS: Eircode Y35P8H0







Building Energy Rating (BER): EXEMPT

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

Selling Agent: Bernie Farrell

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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