

# FOR SALE

AMV: €150,000

File No.E129.CWM



## Great Island, Campile, Co. Wexford Y34 AD89

*This property is eligible to apply for the refurbishment grant.*

- Opportunity to own and renovate a residential property in the most scenic location with River Barrow views.
- A detached bungalow in need of refurbishment extending to c. 78 sq.m. built in the 1950's
- Positioned on a substantial site of c. 1.01 acres (registered under Folio WX63435F), the property offers excellent potential for a self-build project.
- The existing cottage could serve as an ideal gate lodge or secondary dwelling, adding character and functionality to any future development on the site.
- Located in Great Island, Campile with easy access to New Ross town.
- Accommodation layout comprises an entrance hall, sitting room with open fire, kitchen, utility room, bathroom and three bedrooms all with open fires.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 914393

## **Great Island, Campile, Co. Wexford Y34 AD89**

***This property is eligible to apply for the refurbishment grant.***

This detached cottage on Great Island offers a rare opportunity to purchase a property in one of County Wexford's most picturesque settings, boasting panoramic views over the scenic River Barrow. The home is ideally situated approximately 16 km from New Ross, a bustling market town with a wide range of services, and about 7 km from Campile village, which provides convenient local amenities such as a primary school, church, childcare facilities, shops, and takeaway options.

Great Island itself lies along a well-connected route rich in historical significance, including landmarks from the Norman Way heritage trail—a route known for its medieval architecture, ancient churches, and Norman castles. This tranquil area combines natural beauty with cultural depth, making it an appealing spot for those seeking both serenity and a connection to Ireland's storied past.

The property, registered under Folio WX63435F, has been unoccupied for over 15 years. It consists of a single-storey bungalow measuring approximately 78 sq.m (c. 840 sq.ft.), set on a generous site of around 1.01 acres, offering ample space for gardens or potential expansion (subject to planning permission). The internal layout includes an entrance hallway, a comfortable sitting room, a kitchen, utility room, three bedrooms, and a family bathroom.

Whether you're looking for a renovation project or indeed a new family home self-build development with an existing gate lodge, a peaceful countryside retreat, or a holiday home with river views, this cottage on Great Island offers exceptional potential in a truly idyllic location.

Early viewing of this property comes highly recommended. For further details and appointment to view contact Wexford Auctioneers; Kehoe & Associates on 053 9144393.



## **ACCOMMODATION**

Entrance Porchway	1.06m x 1.08m	Concrete ground.
Central Hallway	4.95m x 1.05m	
<i>Door leading through to</i>		
Sitting Room Area	4.56m x 3.28m	Open fire.
<i>Door leading through to utilities area &amp; bathroom:</i>		
Hallway	2.43m x 1.18m	Door leading through to rear garden.
Utilities Room	2.96m x 2.63m	
Bathroom	2.96 m x 1.30m	With w.h.b, enclosed shower area and w.c.
<i>From Central Hallway:</i>		
Second Sitting Room (Bedroom 1)	3.35m x 2.41m	
Bedroom 2	3.38m x 2.41m	Open fire.
Bedroom 3	4.57m x 3.28m	Open fire, dual aspect windows overlooking rear gardens and front gardens.

**Total Floor Area: c. 77sq.m. (c. 828 sq.ft.)**





### Features

- Development opportunity
- Built in 1955
- Detached property
- 3 Bedrooms, 1 Bathroom
- Extending to c. 78 sq.m

### Outside

- River Barrow Views
- Site extends to c. 1.01 acres
- Gated entrance
- Outhouses

### Services

- Mains water
- Septic tank
- Open fire
- Broadband available.

**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: Y34 AD89

Gaeilge



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Scale 1 : 1000  
Townland Greatisland  
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## Property Detail

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**Folio Number** WX63435F  
**Title Level** Freehold  
**Plan Number** 147  
**Property Number** 1  
**Area of selected plans** 0.41 hectares.  
**Number of Plans on this folio:** 1  
**Address** Great Island, Campile, Co. Wexford, Y34 AD89

Add to Basket

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\*Tailte Éireann Registration Boundaries and Plan Area **are not conclusive**. See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#).

View Basket

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Help

**Building Energy Rating (BER): G BER No. 118595479**  
**Energy Performance Indicator: 636.84 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**

**CATRIONA MURPHY**

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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