

FOR SALE

AMV: €110,000

File No. b522.BF



Ballyell Little, Tagoat, Co. Wexford

- Charming country cottage in need of modernisation/upgrading offering huge potential for further extension (SPP).
- Quiet cul-de-sac location in a peaceful country setting, generous c. ¾ acre site.
- Within easy reach of the beautiful South Wexford Coastline and beautiful beaches at St. Margarets and Carne.
- Accommodation currently comprises entrance hallway, living room, sitting room, kitchen, utility room and 3 bedrooms.
- For further information, please contact the sole selling agent prior appointment with the sole selling agent, Kenoe & Assoc., 053 9144393

Ballyell Little, Tagoat, Co. Wexford

Charming original 2 up 2 down cottage situated on a c. $\frac{3}{4}$ acre site in this peaceful country setting. Conveniently located c. 2km off the N25 main Rosslare Road within easy reach of fabulous local sandy beaches at St. Margaret's and Carne. Only 5 km from the village of Our Lady's Island with its lovely lakeside walk, shop, pub, church and community centre. Rosslare Harbour Village and Euro Port are only 5 minutes' drive away and offer some excellent amenities including supermarket, pharmacy, bank, medical centre and bus/rail services. The property has been extended over the years but still offers huge potential for further development. The cottage is presented in good condition throughout but does require some modernisation and upgrading. With a little effort and some imagination this property would make a lovely family home, given its proximity to local beaches and the south Wexford coastline it would also make a fabulous holiday home. Viewing of this charming country cottage comes highly recommended.

To arrange a suitable viewing time contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.



ACCOMMODATION

Entrance Hallway	2.92m x 1.47m	
Bedroom1	3.66m x 2.31m	
Sitting Room	3.57m x 3.09m	With tiled open fireplace, stairs to first floor, under stairs storage press and storage heating
Kitchen	4.31m x 3.83m	With built-in kitchen units, hotpress with dual immersion.
Utility Room	1.83m x 1.84m	With single drainer stainless steel unit, plumbing for dishwasher and door to outside.
Bathroom	3.09m x 1.50m	Bath with electric shower over, w.c., w.h.b., part tiled walls and tiled floor.
First Floor		
Bedroom 2	3.55m x 3.62m	With timber floor.
Bedroom 3	2.30m x 3.63m	With timber floor.

Total Floor Area: c. 67 sq. m. (c. 721 sq. ft.)



FEATURES

- Peaceful country setting
- Close to fabulous sandy beaches
- Huge potential for extension
- Convenient to village amenities

OUTSIDE

- Large $\frac{3}{4}$ acre site
- Several useful outbuildings
- Metal garage/workshop
- Spacious rear garden

SERVICES

- Mains electricity
- Mains water
- Septic tank drainage
- Alarm



DIRECTIONS: Proceed to Tagoat passing the pub and church on the left-hand side take the next right signposted for Our Lady's Island/Carne. Continue up this road for c. 2 km you will come to an 'S' bend take the next left and the cottage at Ballyell Little is the 3rd house on the left. Eircode Y35K1W4

GROUND FLOOR



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.

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Building Energy Rating (BER): 113268874 BER No.: G
Energy Performance Indicator: 620.54 kWh/m²/yr

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

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