

# FOR SALE

AMV: €250,000

File No. c693.CM



## ‘Glen Cullentra’, Ballinoulart, Kilmuckridge, Co. Wexford

- Glen Cullentra is a chalet bungalow on a secluded setting, 700m from the quiet and tranquil Ballinoulart Bay Beach.
- This private c. 0.65 acre hosts bird chorus and southerly aspects is lined with bamboo and copper beech trees.
- Ideally positioned only 4km from Kilmuckridge Village and 20km from the M11 Motorway at Gorey.
- Acc.: open plan living, kitchen/dining area, 3 bedrooms & bathroom.
- Guest chalet comprising kitchen/living area, 2 bedrooms, bathroom.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



## **‘Glen Cullentra’, Ballinoulart, Kilmuckridge**

Glen Cullentra is a chalet bungalow on a secluded setting, 700m from the quiet and tranquil Ballinoulart Bay Beach. This private c. 0.65 acre hosts birds’ chorus and southerly aspects. On arrival at this property, the private residence is lined with bamboo and copper beech trees shelter the property. Turning into the drive to face a welcoming porch wrapping the south and south westerly aspects of this property. Gardens are mature with a wide selection of trees & hedging and ample lawn space. The location sets this rare opportunity apart from all others. Only a short 7 minute walk from the beach, 4km from Kilmuckridge Village, 20km from Gorey and the M11 Motorway. A popular area with permanent and holiday residences.

The main chalet accommodation itself comprises an open plan living dining area, 3 bedrooms and 1 bathroom, where the residential living area enjoys the full benefits of the sunny aspect from morning through to evening.

The guest chalet comprises of kitchen/dining, sitting room, 2 bedrooms and guest w.c. An inviting terrace dining area to the front.



## ACCOMMODATION

Open Plan Living/ Dining Room	9.60m x 3.57m	Lino flooring in kitchen area with floor to ceiling units along one wall with counter space. Whirlpool dishwasher, Candy fridge-freezer, dual electric/gas oven and stainless steel sink. Living area with carpet flooring, woodburning stove, wraparound bookcase. Door leading to spacious sheltered porch to the south and second door to the south westerly porch.
Master Bedroom	3.52m x 2.60m	Lino flooring. Sliding door to rear garden. Built-in wall closet and dresser space.
Bedroom 2	2.67m x 2.54m	Lino flooring.
Bedroom 3	3.49m x 2.5.9m	Lino flooring.
Central Hallway	3.48m x 2.55m	With timber floor
Bathroom		With w.c., w.h.b. and shower unit. Lino flooring.

**Total Floor Area: c. 69.5 sq. m. (c. 748 sq. ft.)**





## GUEST CHALET

Comprising sitting room, 2 bedrooms, kitchen/dining & guest w.c. Entering the chalet into the sitting room, leading into the kitchen/dining area (with guest w.c access). The kitchen/dining area has floor to ceiling units with counter space, stainless steel sink unit and small cooker. The bedrooms are adjacent to the kitchen/dining area, entering bedroom 2 to access the master bedroom. There is a separate external door which enters into a utility space/bathroom with shower, w.c., dryer and washing machine.



### FEATURES

- 700m from the quiet and tranquil Ballinoulart Bay Beach with beautiful beach walks to Morristcastle
- 4km from Kilmuckridge Village.
- 20km from the M11 Motorway
- Rare beachside property opportunity.
- Main chalet: 3 bedrooms, 1 bathroom.
- Guest chalet: 2 bedrooms, 1 bathroom

### OUTSIDE

- On c. 0.65 acre site.
- Garden trees including cherry blossom, magnolia, copper beech and palm.
- Large steel garden shed
- 2 additional garden sheds.

### SERVICES

- Electricity
- Septic Tank
- Private Well



## **DIRECTIONS:**

From Kilmuckridge, travel north up to the RY42 passing Séan Óg's Holiday Cottages. Proceed on this road for approximately 3km, take a right turn. (Kehoe and Assoc. directional board) Continue on this road which veers left and the property is on your right (For sale sign). Eircode: Y25 NY83





# Ballinoulart Bay Beach





## GROUND FLOOR

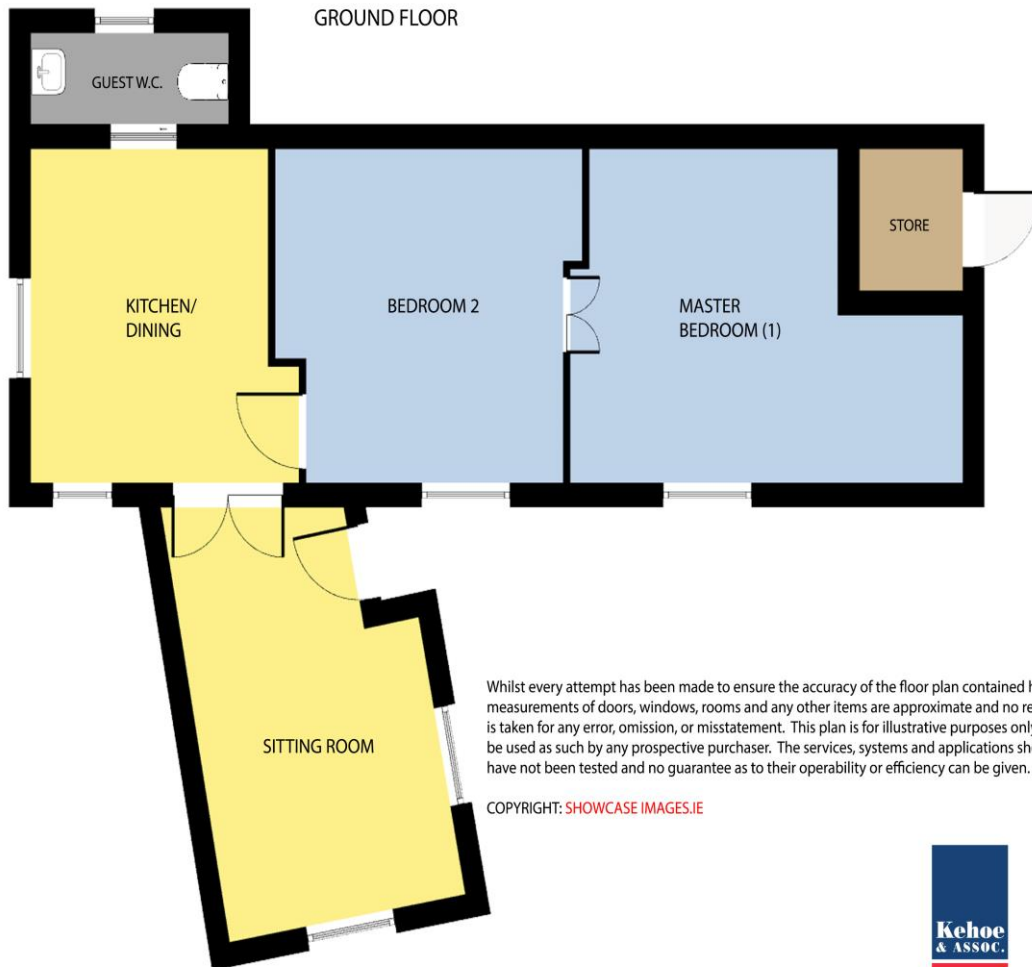


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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# GUEST CHALET



**Building Energy Rating (BER): E2 BER No. 113784979**

**Energy Performance Indicator: 359.87 kWh/m<sup>2</sup>/yr**

**VIEWING:** Strictly by prior appointment with the sole selling agents at 053 9144393 to arrange an appointment

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