

# FOR SALE

AMV: €340,000

File No. c826.CWM



## Knockroe Cottage, Middleton, Gorey, Co. Wexford

- Superb four bedroom bungalow on Wexford coastline.
- Easy access from the M11 route to Dublin and Rosslare Europort, located only 6km away.
- Walking distance to all amenities, schools, beaches, woodland walks and adventure centres.
- Spacious inside and out with a mature garden site c. 0.7 acres and accommodation expanding to c. 135 sqm / 1,445 sq. ft.
- Accommodation in brief: Entrance hallway, open plan kitchen / dining and living room, four bedrooms and family bathroom. External utility room, shebeen / bar with guest bathroom and separate garage.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

## Knockroe Cottage, Middleton, Gorey, Co. Wexford

**General Description:** A unique opportunity to acquire a private escape just off the Wexford coastline, a four bedroom bungalow tucked away in Middletown. With easy access to the M11 Dublin Motorway and Dublin is reached within 1 hour. There are a host of amenities on the doorstep including Ballymoney Golf Club, Seafield Hotel & Spa Resort with seafront golf club. A short 1.5km walk to Ardamine Beach.

A wonderful family home or weekend retreat, with private grounds and asphalt avenue. This enclosed and gated site extends to c. 0.7 acres, with apple & pear trees, mature gardens and patio decking, ideal for al-fresco dining.

Inside the property is spacious and full of natural light. From the kitchen/dining room French doors lead out to the patio decking area. There are four bedrooms and a family bathroom. This is an entertainer's home with a dedicated shebeen / bar separate from the main house.

Viewing comes highly recommended and is by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. on 053 9144393.



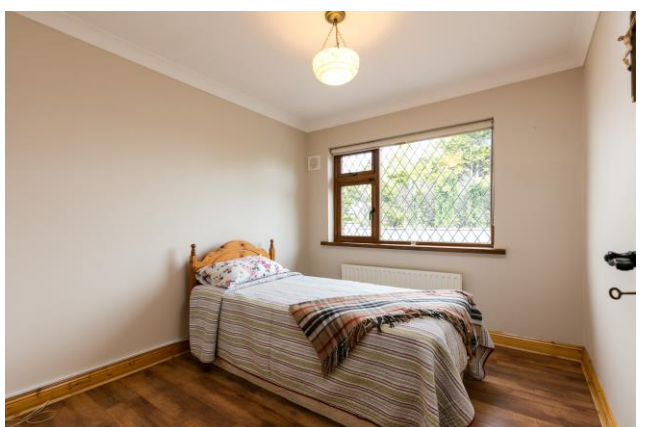


## ACCOMMODATION

Front Porch	1.27m x 0.99m	Tiled floor with painted brick wall. Short step up:
Entrance Hallway	3.16m x 1.47m	
Open Plan Kitchen/ Living Room	<b>Living Room</b> 6.85m x 3.63m	Timber laminate flooring, solid fuel stove, mantle brick surround and timber mantelpiece. Dual aspect to the front and rear of the property. Bay window to the front, sliding patio doors to the rear garden.
	<b>Kitchen</b> 6.70m x 3.78m	Timber laminate flooring, timber fitted kitchen with built-in floor and eye level units, worktop and splashback. Integrated fridge, integrated dishwasher, free-standing Range Master Leisure – dual fuelled, electric and gas with a brick splashback and overhead extractor fan. Stainless steel sink unit. French doors leading out to rear garden.
Hallway	c.85m x 0.89m	Laminate flooring, coving. Stira attic access and alarm system. Hotpress with dual immersion water heater and fitted shelving.
Bedroom 1	2.90m x 2.40m	Laminate flooring.
Bedroom 2	2.90m x 2.70m	Laminate flooring
Bedroom 3	3.87m x 2.77m	Laminate flooring
Master Bedroom	3.97m x 2.86m	Laminate flooring, coving & t.v. point.
Boiler House/Utility Room	3.85m x 1.85m	

**Total Floor Area: c. 135 sq.m. / 1,445 sq.ft.**







## Separate entrance to Shebeen (at the rear of the property)

Front Hallway	3.00m x 1.25m	Bar/Lounge area. With w.c. & w.h.b. With loft access via a Stira. Roller door access & side door access, electricity & separate alarm Tully tiled, corner shower stall with pressure pump shower, w.c., w.h.b. with mirror & lighting overhead, radiator cover
Shebeen Area	5.00m x 3.56m	
Detached Garage	6.79m x 4.26m	
En-suite	2.28m x 1.80m	



### Features

- Easy access just off the M11
- 1.5km from Ardamine Beach
- 4 bedrooms, 1 bathroom
- Expanding to c. 135 sq.m. / 1,445 sq.ft.
- Large garden
- Home bar/shebeen

### Outside

- Site extending to c. 0.7 acres
- Electric gate access, private avenue
- Dedicated home bar with draft cooling system and guest bathroom.
- Apple & pear trees
- Garage c. 29 sq.m. with roller door access and loft storage (alarmed)

### Services

- OFCH
- Mains water
- Mains drainage
- Broadband
- House alarm
- Gate intercom

**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: Y25 RF60



## 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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**Building Energy Rating (BER): B2 BER No. 103014205**

**Energy Performance Indicator: 116.65 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**

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