

# FOR SALE

AMV: €395,000

File No. c999.CWM



## ‘Alltwen’, Coddstown, Killinick, Co. Wexford

- A property surrounded by nature's paradise with far reaching countryside views stretching to the Wexford Coastline, where bird watchers and shore anglers frequent.
- Located 10 minutes' drive from Wexford & Rosslare Euro Port, with the glorious endless beach walks at Rostoonstown within walking distance.
- A spacious 4 bed bungalow extending to c. 258 sq.m. / 2,781 sq.ft.
- Acc. briefly comprises; entrance storm porch, reception hallway, sitting room, open plan kitchen & dining room, utility room, guest w.c., 4 bedrooms (master en-suite), family bathroom and a spacious open plan attic with planning permission in 2014 to convert into fifth bedroom, bathroom & storage.

To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe  
& ASSOC.**

## ‘Alltwen’, Coddstown, Killinick

**DESCRIPTION:** Kehoe & Assoc. are delighted to present the four-bedroom family home built in 2015 and nestled within the beautiful countryside with far reaching Wexford coastal views. Located ten minutes’ drive from Wexford town ring road, within 10 minutes’ drive of Rosslare Euro Port and six minutes’ drive from the glorious endless beach walks at Rostoonstown. Surrounded by nature’s paradise with far reaching countryside views to the Wexford coastline where bird watchers and shore anglers frequent. Welcoming swimming waters coves are close-by in Carne and St. Helens. Within easy reach are excellent primary and secondary schools and a choice of sports facilities and leisure clubs.

Entering the front door, the main entrance hall is bright and inviting, thanks to a mezzanine first floor landing with natural daylight to illuminate the interior. A door to the left leads to the main living room, which is extra spacious with a feature bay window overlooking the rolling countryside to the Wexford coastline. The kitchen / dining area enjoys a pleasant aspect to the rear patio and gardens and has been tastefully appointed with attractive fitted kitchen wall and floor units, integrated appliances, large centre island and a Rayburn range cooker. The open plan leads to a dining room with corner window allowing you to drink in the views. Off the kitchen area, the utility room is more than ample with additional fitted wall and floor presses, tiled floors and door leading to the rear garden. A WC is also located off this room.

From the central corridor the sleeping accommodation comprises of four bedrooms with a master ensuite featuring dual aspect views. All bedrooms are generously sized with a shared family bathroom. The spacious attic is open plan ideal for a play room, games room and entertaining lounge with a bathroom located to the right and a storage room to the left with planning permission in 2014 to convert into a fifth bedroom.

This is a must view for anyone seeking a family home or indeed a weekend retreat where all the freedom of the spectacular south Wexford coastline is easily enjoyed.

Viewing comes highly recommended for further information and viewing arrangements contact Wexford Auctioneers Kehoe & Associates 053-9144393.



## **ACCOMMODATION**

Storm Porch	1.73m x 1.61m	Vinyl flooring.
Entrance Hallway	5.00m x 2.75m	Engineered timber floor meeting tiled floor.
Sitting Room	5.77m x 4.27m	Large bay window, dual aspect, solid fuel stove, engineered timber flooring, built-in bookcase and sea views.
Kitchen/Living Room	5.86m x 4.79m	Large L-shaped. Tiled flooring, floor level cabinets with expansive worktop space, tiled splashback, Carron Phoenix stainless steel sink with drainer, Zanussi electric hob, extractor fan overhead and Zanussi oven under counter, Beko dishwasher. Large central island, display dresser. Dual aspect overlooking side & rear gardens to water feature. Oil fired Rayburn oven.
Formal Dining Room	3.58m x 3.57m	Featuring corner window, tiled flooring.
Utility Room	3.45m x 2.41m	Tiled flooring, ground level cabinets with worktop space and splashback. Plumbed for washing machine & dryer. Door leading to rear garden.
Guest W.C.	1.77m x 1.46m	Tiled flooring, w.c., w.h.b.
Central Corridor	11.00m x 1.19m	Tiled flooring, hotpress with dual fuel immersion and shelving.
Master Bedroom	4.97m x 3.58m	Timber flooring, dual aspect featuring corner window – sea views., t.v. points and ample electrical points.
En-suite	2.71m x 1.18m	Tiled flooring, enclosed shower stall with Grosfillex wall panelling & Mira Elite QT shower, w.c. and w.h.b.
Bedroom 2	4.11m x 3.57m	Timber flooring, two windows overlooking front garden and sea views.
Bedroom 3	3.58m x 3.46m	Timber flooring, large window overlooking rear garden.
Bedroom 4	3.98m x 3.47m	Timber flooring, large window overlooking rear garden.
(Home Office)		
Family Bathroom	3.47m x 2.28m	Tiled flooring, enclosed shower stall with glass bi-folding doors, Grosfillex wall panelling and pressure pump shower. Free-standing bath, w.c., w.h.b with wall mounted cabinet overhead.
<b>Timber stairs to first floor (with Planning Permission in 2014 to convert into fifth bedroom)</b>		
Open Plan Games Room	12.06m x 4.88m	Timber flooring, spacious & brightly lit with Velux windows and large dormer window overlooking Tacumshane Lake and Celtic Sea.
Bathroom	4.87m x 2.12m	Timber flooring, built-in shower stall with Mira Elite QT electric shower, w.c., w.h.b. with wall-mounted cabinet.
Storage Closet	4.87m x 2.13m	Timber floor and built-in shelving

**Total Floor Area: c. 258 sq.m. / 2,781 sq.ft.**







## Features

- Located in the stunning South Wexford Coast
- 10 minutes' drive from Wexford & Rosslare Euro Port
- 4 bed dormer bungalow
- Extending to c. 258 sq.m. / 2,781 sq.ft.
- Built in 2015
- Private site of c. 0.59 acres

## Outside

- Mature gardens
- Al-fresco dining patio with ideal aspect
- Water feature with Koi pond.
- Two garden sheds & potting room
- Deck walkway around house

## Services

- Mains water
- New Treatment Plant
- OFCH (Rayburn)
- Digiweb Broadband (Fibre available in October 2022)
- Rainwater harvesting – ideal to feed pond and garden growth

**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: Y35 NH63

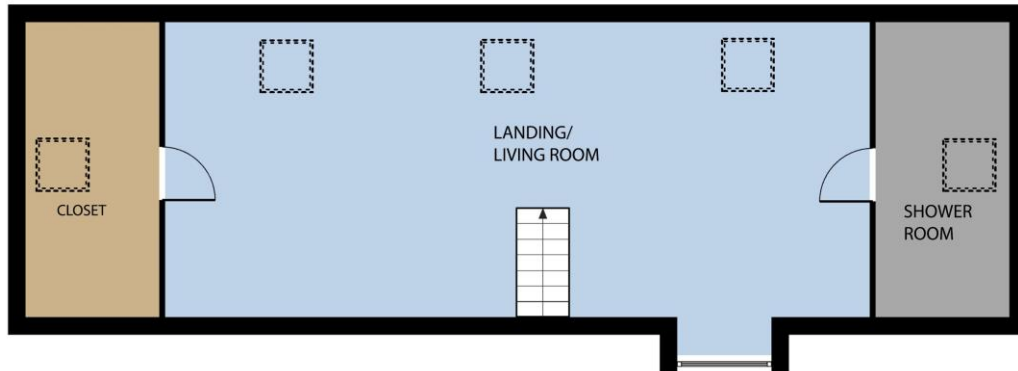




GROUND FLOOR

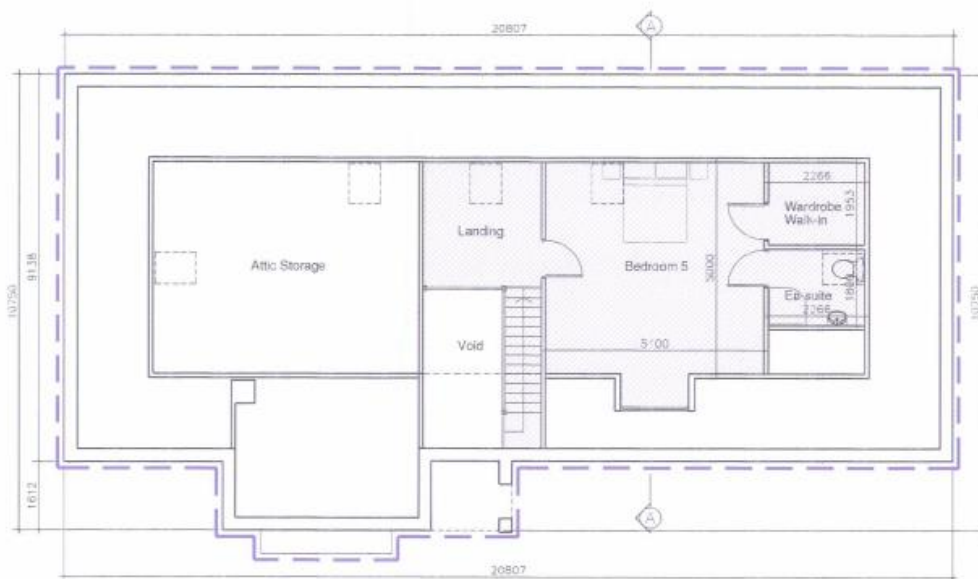


## FIRST FLOOR



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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## FIRST FLOOR PLAN

SCALE: 1:100

**Building Energy Rating (BER): C3 BER No. 112536206**  
**Energy Performance Indicator: 224.2 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**  
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