

FOR SALE

AMV: €275,000

File No. d115.BF



Cornwall Cottage, Killurin, Co. Wexford

- Charming, detached cottage in this peaceful setting within walking distance of the picturesque banks or the River Slaney. A 15 minute walk or 5 minute drive will take you to Killurin Bridge and the quay/slipway which offers direct access to the beautiful River Slaney for kayaking, canoeing, boating and fishing.
- Conveniently located only 15 minutes' drive from Wexford Town, 1½ hours to Dublin and only 7 km from the N11. Excellent village amenities available in the nearby village of Glynn less than 5 minutes' drive away.
- This property oozes character and charm, the addition of a carefully planned extension to the rear seamlessly merges the old with the new offering excellent accommodation. The gardens here are very special, they are designed and planted to encourage biodiversity
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Cornwall Cottage, Killurin, Co. Wexford

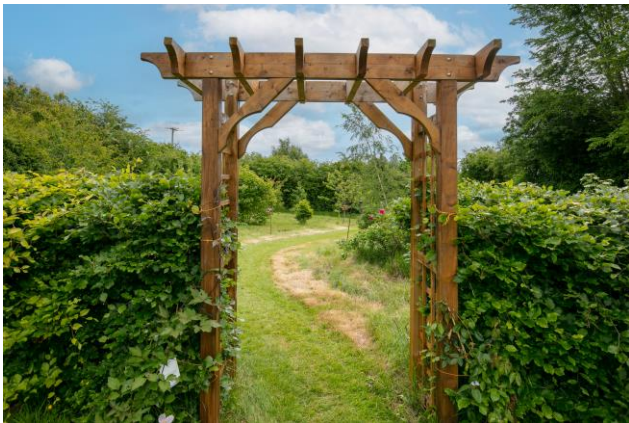
Charming, detached cottage in this peaceful setting within walking distance of the picturesque banks of the River Slaney. Conveniently located only 15 minutes' drive from Wexford Town, 1½ hours to Dublin and only 7 km from the N11. The nearby village located less than 5 minutes' drive from the property offers excellent amenities including primary school, shop, post office, pubs, church and sports facilities. A 15 minute walk or 5 minute drive will take you to Killurin Bridge and the quay/slipway which offers direct access to the beautiful River Slaney for kayaking, canoeing, boating and fishing.

This property oozes character and charm, the addition of a carefully planned extension to the rear seamlessly merges the old with the new offering excellent accommodation. The property has been well maintained, tastefully decorated and is presented to the market in pristine condition. The carefully chosen interior finish, country style kitchen, solid fuel stove, contemporary bathrooms, quality tiling and timber flooring create a lovely country cottage feel with all the modern necessities well catered for. The rooms are bright and airy with lovely countryside views from every window.



The gardens here are very special, they are designed and planted to encourage biodiversity. Every plant is carefully chosen with a purpose and that is to attract wildlife. Stroll around the meandering pathway through the wildflower meadow or just sit and watch the bees collect pollen and butterflies flutter through the flowers, catch a glimpse of the River Slaney between the trees on the way. A wonderful collection of native and ornamental trees including rowan, birch, wild cherry, apple, orange blossom, lilac, and native hawthorn provide a haven for birds and wildlife. An attractive pergola and birch hedge forms a natural division between the lawn and wildflower meadow. There is a productive herb garden and ample space to create a kitchen garden. Exceptionally private garden and patio area with lovely sunny aspect perfect for outdoor dining and entertaining.

Early viewing of this charming cottage comes highly recommended. Contact Wexford Auctioneers Kehoe & Associates. 053-9144393.



ACCOMMODATION

Entrance Porch	1.99m x 0.98m	
Bedroom 3	3.64m x 2.54m	With tiled floor, broadband point, access to understairs storage press and toilet en-suite.
En-suite	1.80m x 0.95m	With w.c., w.h.b. and tiled floor
Kitchen	3.66m x 3.16m	With excellent range of built-in floor and eye-level units, 5 ring gas hob, extractor, electric oven, double bowl stainless steel sink unit, plumbing for washing machine and dishwasher, part tiled walls, tiled floor and door to:
Sitting Room	4.61m x 3.76m	With timber floor, solid fuel stove, French doors to rear garden and stairs to first floor.

First Floor

Bathroom	3.63m x 1.84m	Bath with shower mixer taps, w.c., w.h.b., part tiled walls and tiled floor
Bedroom 1	3.66m x 2.70m	With timber floor and shower room en-suite.
En-suite	2.38m x 1.04m	Fully tiled, shower stall with electric shower, w.c. & w.h.b.
Walk-in Hotpress		With dual immersion.
Bedroom 2	3.73m x 3.69m	With built-in wardrobe and timber floor.

Total Floor Area: c. 88 sq.m. / 947 sq.ft.





Features

- Charming country cottage
- Presented in pristine condition
- Peaceful country setting
- Bright and airy accommodation
- 15 minutes' drive of Wexford Town

Outside

- c. 0.75 acre site
- Gravelled drive
- Natural wildlife garden
- Planted to encourage biodiversity
- Barna shed
- Outside tap.

Services

- Mains electricity
- Private water supply
- Septic tank drainage
- OFCH
- Alarm
- Broadband

Note: All curtains, blinds, light fittings, 5 ring gas hob, extractor and oven are included in the sale

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: From Redmond Road proceed out the R730 passing Wexford Harbour Boat Club on the right-hand side. Continue to the 'T' junction beside Ferrycarrig Bridge and turn left onto the N11, turn immediately right again onto the R730 signposted for The National Heritage Park. Proceed out this road for c. 7 km and fork right at Marty B's Pub continue passing Marty B's on your left-hand side and the property is on the right. For Sale Sign. **Eircode Y21 X981**

Nearby River Slaney





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): D2 BER No. 114458730
Energy Performance Indicator: 292.64 kWh/m²/yr

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

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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