

# No. 1 The Willows, Ballask, Kilmore, Co. Wexford.

No. 1 The Willows is a beautifully positioned bungalow residence adjacent to Kilmore village (incls. shop, church, restaurant) and a very short driving distance from Kilmore Quay. Facilities at Bridgetown village are just down the road which offers medical centre, pharmacy, supermarket, school (3rd level) etc. Wexford town is approx. 25 minutes and the ferries at Rosslare Europort are 20 mins. There are many fantastic beaches close by at Ballyhealy, Ballygrangans, Kilmore etc. and a state of the art marina in Kilmore Quay.

Accommodation is bright, spacious, well laid out featuring a spacious kitchen/diner, large attic which is fully floored and ready for easy conversion, sun-room and patio area to rear.

Spacious gardens to front and rear, excellent parking, easy access and good frontage. Kilmore is one of the most sought after areas on the South East coastline and this residence will suit everyday family living/ retirement or make an ideal holiday home.

**Viewing is highly recommended and is strictly by appointment.**

**More pictures to follow.**

## **Property Features:**

Superb location.

Sun trap patio & sun-room.

Easily accessed.

Spacious attic ready for conversion.

Close to all amenities.

C. 1500 sq ft.

## **Accommodation Comprises:**

Entrance Hallway 17' x 6'10" Tiled floor, bright & spacious.

Sitting Room 15'5" x 14' Feature fireplace, bay window, TV point.

Kitchen/Diner 21' x 12'7" Fully fitted eye & waist level kitchen units, breakfast counter, part tiled walls, fireplace, recessed lighting, double doors to sun-room.

Utility Room 9'2" x 5'9" Tiled floor, plumbed for appliances.

Sun-Room 12'3" x 10'9" Tiled floor, double doors to patio area.

Hallway to:-

Bedroom No. 1 14' x 10'10"

Bedroom No. 2 12'7" x 11'

Bedroom No. 3 12' x 12' Walk in wardrobe, en-suite.

En-Suite 12' x 2'10" WC, WHB, shower, tiled.

Bathroom 12'4" x 6'11" WC, WHB, bath, shower, tiled floor, part tiled wall.

**Outside:** Gardens to front & rear, patio area, spacious parking.

**Services:** Mains water, private sewage, oil fired central heating.

**BER:** D2 Ber No: 110823895 272.24 kWh/m<sup>2</sup>/yr

**Apply:** Keane Auctioneers (053) 9123072

**Viewing:** Strictly by appointment with the sole selling agent.

**Directions:** From Wexford drive out the Rosslare road, take a right turn signposted for Kilmore, continue on this road, on entering Kilmore village take a right turn at the school, and this residence is a short distance on your left.

**GPS Co-Ordinates:** Latitude 52.209 Longitude -6.5464

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## **"Forest View House", Knockbine, Tullycanna, Ballymitty, Co. Wexford.**

This prime, stylish property comes to the market offering remarkable privacy, quality finish, elegant accommodation & excellent outdoor space to compliment the interior living areas!

**Standing on approx. c.2.05 acres**, with the gardens mostly in lawn and with the benefit of a separate paddock there certainly is space for those who want that feeling of extra space, to keep a pony or many other uses! There is also the benefit of a double car-port, and 2 large storage areas lending themselves to a multitude of uses.

The accommodation lends itself perfectly to family living with 5 double bedrooms (1 en-suite + 1 Jack & Jill en-suite), impressive, large kitchen/dining room, spacious living room, to name but a few. The level of finish is outstanding with the impressive sash windows, to the granite window cills, to the well appointed fitted kitchen with solid work top, Belfast sink and integrated appliances. There are some items which need finishing off, but this offers the discerning purchaser the chance to put their own stamp on the property. Located a short distance from Duncormick village, Wexford Town is just 25 minutes away with easy access to the main road networks & Rosslare Europort. There are also a variety of beaches nearby with Cullenstown & Kilmore Quay just a few minutes drive.

**Viewing comes highly recommended!**

### **Property Features**

Excellent accommodation.

Very good array of out buildings .

Just 25 minutes from Wexford town.

### **Accommodation Comprises:**

Entrance Hallway 20'7" x 10'5" Spacious bright hallway with attractive coving & ceiling roses, phone point, stairs off.

Living Room 15'6" x 13'7" Lovely light filled room with feature fireplace, laminate flooring, coving & ceiling rose. Patio doors to outside.

Kitchen/Dining/Sitting 18' reducing to Large, impressive, well appointed room with 13'8" x 32'2" excellent array of built in units at eye & waist level

with integrated appliances, solid wood work top, Belfast sink, tiling to floor & splashback. Feature fireplace with stock, laminate flooring,

attractive coving & ceiling rose. Patio doors to outside.

Rear Hallway 6'8" x 3'7" Tiled floor, door to rear

Utility 6'11" x 6'4" With excellent array of built in units at eye & waist level with Belfast sink, tiled floor & splashback.

Plumbed for washing machine

Shower-room 9'1" x 6'3" WC, WHB & Shower (wet room floor to be completed). Tiled floor & part walls

Bedroom 1 13'7" x 11'6" Spacious double room with dual aspect windows, feature open fireplace, laminate flooring, coving & ceiling rose.

First Floor Spacious landing with laminate flooring, feature coving & ceiling rose. Stairs off

Bedroom 2 13'7" x 11'7" Bright double room with dual aspect. Laminate flooring, coving & ceiling rose

Bedroom 3 13'7" x 11' Double room with dual aspect. Laminate flooring, coving & ceiling rose. Built in wardrobe, door to

Jack & Jill En-suite 9'3" x 4' WC, WHB & Shower (to be completed). Tiled floor & part walls

Bedroom 4 11'6" x 13'8" Double room with dual aspect. Laminate flooring, coving & ceiling rose, built in wardrobe

Master Bedroom 17'11" x 13'6"(max) Large, spacious, light filled room with coving & ceiling rose, laminate flooring. Door to:

Walk in wardrobe 8'2" x 3'10" With built in shelving & laminate flooring.

En-Suite 8' x 5'5" WC, WHB & Shower (to be completed), tiled floor & part tiled walls.

Bathroom 13'6" x 7'5" WC, WHB, Shower & cast iron free-standing slipper bath.

Tiled floor & part walls with feature stone faced wall & splashback.

Second floor

Attic Room 11'6" x 9'7" & 11'6" x 4'9" With storage to eaves.

Outside

Double Car port Block built

Shed 1 27'4" x 14'11" Block built with power points.

Shed 2 14'11" x 13'9" Block built with power points.

**Outside:** Garage/Double car port, utility sheds.

**Services:** Private water & sewage, ESB, oil fired central heating.

**BER:** B2 Ber No: 10846064 111.09kWh/m2/yr

**Viewing:** Strictly by appointment with the sole selling agent.

**Apply:** Keane Auctioneers (053) 9123072

**Directions:** From Wexford town proceed out the Duncannon Line, take the second turn to the left after the Coach Inn (at Racks Cross). Proceed up this road 1.4Km and take the laneway to the right (at end of green building). The property is at the bottom of this lane on the left hand side.

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# "Kalina", Coolree, Newbay, Wexford.

**"AS FEATURED BY IRISH INDEPENDENT & DAILY MAIL".**

Absolutely Spectacular Detached Residence resting on a beautifully mature elevated c. 1.2 acre site of stunning grounds, approached via gated entrance, **enjoying panoramic river views**, spacious driveway, seclusion, privacy, decking area to rear and much more. This exceptional property is oozing with elegance from the moment you enter the front gates.

Comprising of c. 4,000 sq ft of well laid out living space, each room is bright, spacious with stunning features throughout such

as impressive hallway, homely kitchen / diner with lounge area, decking, sun room, double bedrooms, garage, option of a granny flat / home office, spacious parking area, etc.

It is presented to the market in superb condition and decor is stylish, yet classic complimenting the exterior and the beautiful grounds.

Newbay is one of the most premium residential area's in Wexford and the sale of this property represents a fantastic opportunity to acquire such an exclusive property.

The town centre is within minutes driving distance, shops, schools, churches, supermarkets, college, restaurants, etc. are all very easily accessed.

The N11, N25 and M50 are very easily connected. Dublin city and airport is less than 2 hours & the ferries at Rosslare Europort are only 20 minutes.

Only a few minutes pleasant walking distance from the renowned Newbay House Hotel, 5 mins driving to Wexford racecourse & GAA grounds.

Easy access to nearby Wexford's premier beaches.

3 mins driving to Wexford General Hospital

M11/N11 access and Dublin city and airport bus stops only few minutes drive & M11 motorway direct from Wexford to Dublin due to be completed very shortly reducing travel time significantly.

Bray little over one hour, Gorey 35 mins. Waterford airport with now daily flights to U.K. 50 mins approx.

Lidl, Aldi, Tesco Extra & retail parks are all less than 5 minutes drive as are schools including Barntown Primary & the all new 900 student Lorreto secondary school built this year,

Renowned 5 star Rathaspeck Manor Golf Course and Wexford Golf Club within minutes driving distance from property.

Properties such as this rarely come on the market in the renowned Newbay area and this is one not to be missed.

**BY PRIVATE TREATY**

## **Accommodation Comprises:**

Entrance/Hallway 3.12m x 7.10m Tiled floors, feature glass.

Sitting Room 5.22m x 4.97m Feature marble fireplace with gas fire, large feature window, recessed lighting, double doors to sun room.

Sun Room 4.30m x 4m Tiled floors, double doors to decking.

Living Room 5.85m x 5.81m Semi solid timber floors.

Kitchen/Diner 5.92m x 6.62m Solid fuel stove with feature brick surround, breakfast counter, eye & waist level units with marble work tops, Belfast sink, gas cooker, double doors to garden.

Hallway to Utility 2.82m x 1.18m

Utility Room 2.83m x 3.19m Plumbed for appliances, tiled floor, eye & waist level units, stainless steel sink unit, part tiled walls.

Shower Room 2.72m x 1.44m WC, WHB, Shower, fully tiled.

Playroom 2.74m x 2.93m with front door, possibly suited as granny flat, door to garage.

Main Hallway

Cloakroom 0.76m x 1.35m

Bedroom No. 1 4.97m x 3.22m Semi solid timber floors, built in wardrobe.

Bathroom 2.50m x 2.80m WC, WHB, tiled

Bedroom No. 2 5.15m x 4.02m

En-Suite Shower Room 2.64m x 3.68m WC, WHB, Triton shower, tiled walls.

Upstairs

Spacious Landing 5.10m x 3.32m With lounge area, hotpress.

Bedroom No. 3 3.86m x 4.30m Timber floors, stunning views over River Slaney, built in wardrobe, tv point.

Bedroom No. 4 (Master) 6.68m x 6.07m Built in wardrobe, with views over river and garden, tv point, spacious walk in wardrobe/nursery/bedroom, en-suite bathroom.

En-Suite Bathroom 3.32m x 3.29m En-suite bathroom, views over river, dressing room. WC, WHB, Jacuzzi bath, shower, fully tiled.

Bedroom No. 5 4.57m x 3.83m Walk in wardrobe.

Bathroom 2.37m x 2.35m WC, WHB, Jacuzzi bath, fully tiled.

Garage 4.12m x 3.95m AV

**Outside:** - Electric & intercom gated entrance, spacious driveway, garage, yard to rear, decking, boiler house, alarmed etc.

**Services:** - Oil fired central heating, sewage - septic tank, private water.

**Viewing:** - Strictly by appointment with selling agent only.

**Apply:** - Keane Auctioneers (053) 9123072

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# "Alcali", Ballyhealy, Kilmore, Co. Wexford.

Beautifully presented seaside residence located practically adjacent to Ballyhealy beach and very short distance from Kilmore village and Kilmore Quay. Surrounded by a stunning coastline & breathtaking seaviews incl. The Saltee Islands. Accommodation is nicely laid out, gardens to rear, spacious parking & gravel area to front. Very suitable for retirement, full time residence or holiday home. Local shops, schools, churches, many restaurants, medical centre, supermarkets etc. are all very close by at local villages, ferries at Rosslare Europort are 20 mins approx. as is Wexford town. Dublin City & airport is less than 2 hours. This is one of the most sought after areas on the South East Coastline and this residence would make an ideal retirement/holiday/family home.

## **VIEWING IS HIGHLY RECOMMENDED.**

### **Property Features:**

Fantastic seaside location.  
Ballyhealy beach at your doorstep.  
Adjacent to all facilities etc.  
Loads of character.  
Feature ceiling beams.

### **Accommodation Comprises:**

Entrance  
Kitchen/Diner/Lounge 7m x 4.7m Stove with feature brick surround, built in shelving, timber floors, fully fitted waist level kitchen units, breakfast counter (tiled), part tiled walls. Feature beamed ceiling.  
Utility Room 1.6m x 1.5m Plumbed for appliances, door to rear.  
Bedroom No. 1 4.1m x 3.1m Built in wardrobe.En-Suite.  
En-Suite 1.5m x 1.5m WC, WHB, shower, part tiled.  
Bathroom 1.4m x 1.3m WC, WHB, shower, partly tiled.

### Upstairs

Landing 3.4m x 1.3m Eve storage.  
BedroomNo. 2 3.8m x 4m Eve storage.  
Bedroom No. 3 3.8m x 3.5m Eve storage.

**Outside:** Gardens to rear, garden sheed, spacious parking.

**Services:** Mains water, mains sewage, heating.

**BER:** E1 Ber No: 104275755 326.79kWh/m2/yr

**Apply:** Keane Auctioneers (053) 9123072

**Viewing:** Strictly by appointment with the sole selling agent.

**GPS Co-Ordinates:** Latitude 52.189 Longitude -6.525

**Directions:** From Wexford drive out the Rosslare road, taking the right turn signposted for Kilmore. On entering Kilmore village, take an left turn at sign for Ballyhealy. Go to the end of this road, at the junction just past the castle take a right turn for Ballyhealy beach, continue for short distance and this residence is on your left.

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## **The Elms, Drinagh, Co. Wexford.**

8 Bedroom (All En-Suite)

Beautifully presented countryside residence in top class condition formerly a very successful family run Bed & Breakfast on spacious mature grounds, only minutes from Wexford town centre and only 15 minutes approx . from the ferries at Rosslare Europort. Excellent accommodation (bright & spacious) which has been meticulously maintained, very good parking, spacious site and gardens, will make superb family home. This is probably one of the most sought after areas close to Wexford town being conveniently located to Piercestown village and local shops, schools, churches and restaurants. Waterford city and airport is less than 1 hour, Dublin city and airport less than 2 hours.

Short driving distance from Rosslare Strand, St. Margarets, St. Helens, Carnesore, Kilmore Quay, sandy beaches,golf etc.

**VIEWING HIGHLY RECOMMENDED.**

### **PROPERTY FEATURES**

Stone outbuildings - possibly suitable for conversion.

Top class accommodation, ensuites etc.

Cozy atmosphere.

Attractive fireplaces.

Excellent frontage,easy access, good parking

C. 1.16 acres.

### **Accommodation Comprises:**

Entrance/Porch 7'5" X 6'11 Tiled floor.

Sitting Room 14' X 13'1" Feature fireplace with stone surround.

Living Room 14'1" X 12'2" Feature marble fireplace incl. stove, built in storage.

Dining Room 24'3" X 11'10" Tiled floors.

Kitchen 16'10" X 16' Fully fitted eye and waist level oak units, with built in ovens. Stainless steel sink unit, Tiled floors.

Store Room 14'1" X 9'2" Storage.

Utility Room 7'5" X 6'11" Fully fitted eye and waist level units, Tiled floor, 2 washing machines, 2 dryers, water softener.

Bathroom 8'2" X 6'3" WC, WHB, Jacuzzi bath, hot press, tiled floors.

Bedroom No. 1 19' X 11'6" En Suite, Built in wardrobe, Double doors to outside (wheelchair access).

En Suite 5'11" X 5'11" Shower, WC & WHB.

Bedroom No. 2 11'2" X 9'2" Built in wardrobe, En Suite

En Suite 7'7" X 3'7" Shower, WC & WHB.

Upstairs

Landing 52'6" X 3'3"

Master Bedroom 15'9" X 13'1" Built in wardrobe, En Suite

En Suite 5'9" X 4'6" WC, WHB.

Bedroom No. 4 12'8" X 11'9" Built in wardrobe, En Suite

En Suite 5'3" X 4'5" Shower, WC & WHB

Bedroom No. 5 15'9" X 10'3" Built in wardrobe, En Suite

En Suite 5'3" X 4'7" Shower, WC & WHB.

Bedroom No. 6 12'9" X 11'8" Built in wardrobe, En Suite

En Suite 6'3" X 5'3" Shower, WC & WHB.

Bedroom No. 7 12' X 11' Built in wardrobe, En Suite

En Suite 5'8" X 4'9" Shower, WC & WHB

Bedroom No. 8 8'6" X 12' Built in wardrobe, En Suite

En Suite 6'2" X 6' Shower, WC & WHB.

Shower Room 6'2" X 5'3" WC, WHB, Shower.

Bathroom 8'7" X 4'11" Bath, WC & WHB, Hot press.

**Outside:** Spacious grounds, mature gardens, excellent parking, easy access.

**Services:** All services.

□**BER:** D1 Ber No: 107350373 250.02kWh/m2/yr

**Viewing:** Strictly by appointment with the sole selling agent.

**Apply:** Keane Auctioneers (053) 9123072

**Directions:** From Wexford proceed out the Rosslare road and this residence is a short distance from the Roundabout on the right hand side with a for sale sign outside

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**"Horetown Stables", Horetown,  
Foulksmills, Co. Wexford.**



This is what can only be described as a stunning property which includes a superb residence, **12 stables, c.14,000 sq.ft** indoor and stand alone workshop (suitable for many purposes) standing on **c. 32 acres** approx. (excellent grazing) of nicely laid lands with natural river water supply running through same.

The residence is beautifully laid out, enjoying scenic views of the surrounding countryside and is the ideal family home.

The yard, stables indoor, tack-room, workshop are all presented in good condition, nicely laid out for everyday yard working facilities.

The lands are mainly to the front of the house are surrounded by mature trees, natural boundaries (river) and are easily accessible and includes cross country.

Only 25 minutes approx. to Wexford town centre, short driving distance from New Ross /Waterford,easily accessible to Kilkenny, Dublin City & airport are less than 2 hours and Rosslare Europort is 35 mins approx.

Local shops, schools, churches etc. and the ferries at Ballyhack via Waterford are only 20 minutes approx. High standard of workmanship and materials have been employed throughout.

**SUPERB OPPORTUNITY,THIS IS NOT TO BE MISSED.**

### **Property Features**

Scenic Countryside Setting.

In the centre of Top Class Hunting Country.

Beautifully designed and decorated.

Cross Country Jumps/Natural River.

12 Stables,Indoor,Tack/Feed Room,Workshop,Canteen, Storage.

Large loose Pony Shed, 1 Mare & Foal Box.

Carpark is hardcore, ideal lorry standing facilities.

Rosslare Europort only 35 minutes approx.

### **Accommodation Comprises:**

Entrance/ Hallway 8'6" x 5'5" Built in Closet.

Reception 13'8" x 11'5" Built in Closet.

Kitchen/Diner/Living Room ` 14'5"x 18'2" Fully fitted kitchen eye & waist level units with marble worktops, part tiled walls and natural timber flooring, access to elevated patio area (views).

Living Room 19'4" x 13'5" Stove with feature solid pine mantle.

Sitting Room 21'7" x 16'1" Feature Fireplace, entrance to patio.

Inner Utility 12'8" x 4'8" Eye & waist level units, tiled floor.

WC & Cloak room 8'3" x 5'2"

Hallway to:

Bedroom No. 1 16'9"x 13' En-Suite.

En-Suite 6'4" x 7'6" WC, WHB, Power shower, fully tiled.

Office 11'6" x 6'11"

Gamesroom 15'6" x 21'2"

Upstairs

Landing Airing Cupboard.

Bedroom No. 2 11'3" x 3'1"

Bathroom 8'2" x 7'8" WC, WHB, Bath, Tiled floor, part tiled walls, built in vanity unit.

Bedroom No. 3(Master) 20' 11x 19'6" Walk in wardrobe, En-Suite. En-Suite WC, WHB, Shower, fully tiled.

Outside:

Workshop 38' x 38' (Many possibilities)

Studio/Store to rear 20' x 14' Also with upstairs storage.

Open Plan Shed 22'10" x 59' Concrete floor, suitable for horsebox storage etc.

Ladies & Gents WC facilities Fully tiled.

Tackroom 12'4" x 14'6"

Canteen 12'1" x 14'8"

Loose Pony Shed c. 9,600 sq.ft approx.

Indoor Arena c. 14,000 sq.ft approx.

**Services:** Private water ( 2 wells), private sewage, oil fired central heating.

**BER:** B3 Ber No: 109636407 136.26 kWh/m<sup>2</sup>/yr

**Apply:** Keane Auctioneers (053) 9123072

**Viewing:** Strictly by appointment with the sole selling agent only.

**Directions:** From Wexford drive out the main Wexford-New Ross road taking a left turn after Barntown signposted for Taghmon, on entering Taghmon take a left at the fountain, continue for a few miles, take a left turn at Goffsbridge signposted for Horetown, the entrance to this residence is the 2nd on the right after Horetown House

***Horetown Stables is probably one of the most renowned equestrian centres throughout the country and the sale of this property represents as described a fantastic opportunity to acquire a magnificent property with a beautiful home and all associated facilities. It enjoys a very central location and is easily accessible from all main routes especially the N25 which is linked to the N7,N9,N11,M11 etc.***

***TO VIEW THIS PROPERTY IN ITS ENTIRETY VIA VIRTUAL TOUR VISIT [WWW.HORETOWN.COM](http://WWW.HORETOWN.COM)***

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## **[Cornwall, Killurin, Co. Wexford.](#)**

Very attractive dormer bungalow residence on spacious c. 0.75 acre site at Killurin village and only minutes from Heritage Park.

Easily accessible to Wexford town, Enniscorthy & New Ross etc. Short driving distance from the N25 and N11. Dublin City and airport is less than 2 hours and Wexford town centre is only 20 minutes approx.

Local shops, schools, post office etc are all within immediate access. Accommodation is very well laid out, bright and spacious with beautiful mature gardens, short driveway, patio, and ample parking.

This is a Beautiful countryside property within very close walking distance of all the village has to offer and would prove to be an excellent opportunity to acquire a beautiful family home.

## **MUST BE VIEWED.**

### **Property Features**

Great location

Beautiful spacious mature gardens.

Short walking distance to River Slaney

Adjacent to shop.

Excellent frontage.

Easily accessible.

Accommodation is bright, spacious & well laid out.

Very pleasant countryside setting

Patio / bbq area

### **Accommodation Comprises:**

Entrance Hallway 18' x 6'5"

Kitchen/Diner/Lounge 24'3" x 10'9" Feature fireplace, sliding doors to side,

Contemporary fully fitted kitchen, part tiled walls, stainless steel sink unit.

Sitting Room 13'7"x 12'9" Stove with brick surround, tv point.

Bedroom No. 1 12'8" x 9'9" Laminated timber floors.

Bathroom 8'5" x 5'9" WC,WHB, Bath, fully tiled.

Hotpress

Upstairs

Bedroom No. 2 10'7" x 16'5" Semi solid timber floors.

Bedroom No. 3 16'2" x 16'8" Built in wardrobe, en-suite.

En-Suite 5'11" x 5'8" WC, WHB, triton shower, fully tiled.

**Outside:** Spacious gardens to front, side & rear.

**Services:** All services

**BER:** C3 Ber No: 109886903 219.05kWh/m2/yr

**Apply:** Keane Auctioneers (053) 9123072

**Viewing:** Strictly by appointment with the sole selling agent.

**Directions:** From Wexford proceed out the N11 taking a left turn signposted for the Heritage Park, continue on this

road drive under the railway bridge and take an immediate right turn, continue on this road and

pass Martys B's

and the petrol station and take the 1st laneway to the right signposted for Killurin Lodge B&B, and this is the

1st residence on the left.

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## **Ballyconnigar, Blackwater, Co. Wexford.**

A most impressive large 3 bedroom bungalow, ideally positioned on an elevated site offering superb views of the surrounding countryside. Recently refurbished, this fine property comes to the market in outstanding condition. Offering spacious accommodation, the light filled interior enhances the joys of living in such a property and brings the feeling of the impressive exterior inside! The interior is roomy with the exceptional open plan kitchen/dining/living room being one of the main focal points of the home, while there is also a separate sitting room for more relaxed times! The bedrooms are also impressive and enhance the already impressive living accommodation. Apart from the setting offering scenic views, the property is conveniently located just minutes from Ballyconnigar beach and Blackwater village is within a relaxed walking distance which offers shops, school, restaurants, church etc. to name but a few.

Wexford, Gorey and Enniscorthy towns are within a short driving distance, while Dublin is easily reachable with the ever improving road networks.

While if you don't feel the need to leave the comfort of your new home, the impressive gardens are sure to increase the enjoyment of the property from inside or out!

**Viewing is highly recommended.**

### **Property Features:**

Superb location.

Spacious gardens.

Very close to beach & village.

Excellent accommodation.

Highly sought after area.

### **Accommodation Comprises:**

Entrance Hall 5.95m x 9.71m Recessed lighting, bright & spacious.

Sitting Room 4.70m x 4.89m Feature fireplace, recessed lighting.

Kitchen/Diner/ Living Room 8.5m x 5.02m Fully fitted eye & waist level kitchen units, part tiled/carpet floor, fireplace, double doors to rear.

Utility Room 6.68m x 2.07m Tiled floor, plumbed for appliances.

Guest WC 2.28m x 1.18m WC, WHB, tiled floor.

Bedroom No. 1(Master) 3.42m x 5.23m En-Suite.

En-Suite 2.76m x 1.13m WC, WHB, shower, tiled floor.

Bedroom No. 2 4.08m x 3.66m

Bedroom No. 3 3.67m x 3.42m

Bathroom 3.66m x 2.26m WC, WHB, jacuzzi bath, triton shower, fully tiled.

**Outside:** Landscaped gardens to front & rear, garden shed, parking.

**Services:** Mains water, private sewage, oil fired central heating.

**BER:** C1 Ber No: 10705604 164.13 kWh/m<sup>2</sup>/yr

**Apply:** Keane Auctioneers (053) 9123072 & Joint Agents Sherryfitzgerald O'Leary Kinsella, Enniscorthy (053) 9237322.

**Viewing:** Strictly by appointment.

**Directions:** Drive through Blackwater village, at the top of the village turn right signposted for Ballyconnigar, proceed down this road for a short distance and take a left turn at the handball alley and this residence is a short distance on your right.

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## **Cotts, Tacumshane, Co. Wexford.**

Attractive 3 bed bungalow on a mature and well maintained site extending to approx. 0.5 acre coming to the market in excellent condition. Perfect for a permanent or holiday home, it is ideally located just minutes from Rostoonstown Strand, Our Ladys Island, Killinick while Rosslare Europort and Wexford Town are just 20 minutes away.

With well-proportioned rooms and with the benefit of an integrated garage, this home is ideal for those looking for some extra space in and outside the house. Not to mention the rear shed and green house, for those of you who are "green-fingered", you will be in your element.

Presented in excellent condition, **viewing comes highly recommended.**

### **Property Features**

Convenient location.

Close to all amenities including shops, schools, restaurant, etc

Close to beaches.

Presented in excellent condition.

Well maintained c.0.5 acre site.

### **Accommodation Comprises:**

Entrance Porch 6'6 x 4'4 Tiled floor.

Hallway 16'2 x 5'9 + 22' x 3' Bright L-shaped hallway with laminate flooring

Sitting Room 16'5 x 12' Light, spacious room with feature stove with back boiler

Kitchen/Dining Room 20'9 x 9'5 Fine, airy room with excellent array of built in units at eye & waist level, tiled floor & part tiled walls, patio doors to garden.

Bedroom 1 12'10 x 13'9 En-suite

En-Suite 9'10 x 4' WC, WHB ,shower with partly tiled walls,tiled floor.

Bedroom 2 12' x 11'

Bedroom 3 11'6 x 11

Garage 15' x 9' Door to

Utility 9' x 9' Plumbed for washing machine, door to rear garden.

**Services:** Mains water, private sewage, oil fired central heating.

**BER:** D1 Ber No: 101871226 252.64 kWh/m<sup>2</sup>/yr

**Apply:** Keane Auctioneers (053) 9123072

**Viewing:** Strictly by appointment with the sole selling agent.

**Directions:** From Wexford town proceed out the Rosslare road, take a right turn just at Amber service station in Killinick, take a right at the Merry Elf pub, continue on this road and take a left turn at the T Junction, continue for 2/3 miles and go straight through the next big crossroads, continue for short distance and this house will be on your left.

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