

"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.