

# **Ballycorboys Big, Killinick, Co. Wexford.**

This outstanding property is presented to the market in remarkable condition. Oozing quality and style from the moment you open the front door, this family home has spared no expense in creating an elegant and tasteful interior, which shall entice any potential purchaser to come and live here! From the quality wooden flooring seen through-out, to the modern fitted kitchen with granite work-top, to the modern colour schemes, this home truly is a "hang your hat" property.

The accommodation is perfect for family living with 4 large double bedrooms (3 of which are en-suite), large open kitchen/dining room, 2 reception rooms, office, family bathroom the list goes on. With the exterior space also adding to family living, the gardens are mostly in lawn with superb planted beds also, while there is excellent parking also.

Location is also prime, with all the amenities close to hand. Access is also very good with Rosslare Strand, Rosslare Europort and Wexford town all within 15 minutes. There are also a variety of sandy beaches close to hand including Carne, Kilmore Quay & Rosslare Strand. With properties of this quality in short demand, **view now while you have the opportunity!**

## **Property Features**

Most impressive family home.

Presented in outstanding condition.

Ample interior and exterior space.

Close to all amenities.

## **Accommodation Comprises:**

Entrance Porch Tiled floor, double doors to:-

Entrance/Hallway 7.1m x 2.4m Large open area with magnificent timber flooring, phone point, hotpress off, storage off, stairs off.

Living Room 5.3m x 4.5m Inviting, light filled room with timber flooring, feature marble open fireplace, bay window.

Kitchen/Diner 5.9m x 5.3m A most impressive room with stunning fitted kitchen with units at eye & waist level along with island/breakfast bar, all with granite worktop and granite upturn/splash back. All integrated appliances, recessed lighting, tiled floor, patio doors to rear.

Utility Room 1.4m x 3.6m With fitted units at eye & waist level, tiled floor & splash back,plumbed for washing machine,door to rear.

Bathroom 1.9m x 2.6m WC, WHB, bath, freestanding shower, fully tiled.

Dining Room 2.9m x 3.8m Bright dual aspect room with timber flooring.

Bedroom No. 1 5.1m x 4.1m A most striking room with timber flooring, bay window with window seat, walk in wardrobe off.

En-Suite 2.3m x 1.1m WC, WHB, shower, tiled floor, part tiled walls.

Upstairs

Landing 3.6m x 4.6m Timber floor, built in storage.

Bedroom No. 2 4m x 4m Timber floor, dual aspect, walk in wardrobe.

Walk-in-Wardrobe 2.4m x 1.6m Excellent array of shelving & storage.

En-Suite 1.6m x 2.3m WC, WHB, shower, timber floor.

Office 3.2m x 2.3m Bright room with timber flooring.

Bedroom 3 3.4m x 3.3m Spacious double room with timber flooring.

En-Suite 2.3m x 1.1m With WC, WHB & free standing shower. Timber floor & part-tiled walls.

Bedroom 4 4.4m x 2.9m Roomy double room with timber flooring & built in storage.

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

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

**BER:** C1 Ber No: 105121180 156.6kWh/m<sup>2</sup>/yr

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

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

**Directions:** From Wexford proceed out the Rosslare road, take a right turn in Killinick just at the Amber Service Station, take a right turn at the Merry Elf pub, continue around this road driving for short distance, take the 1st road to the left (just before the T Junction), continue on this road and this residence is a short distance down this road on your left .