

# Moortown, Killinick, Co. Wexford.

Beautifully presented bungalow residence surrounded with mature shrubbery and **set on c. 2.1 acres** enjoying scenic countryside views. Only minutes from Killinick village, Bridgetown Kilmore and Kilmore Quay etc. Local shops, schools, churches in the immediate facility. Excellent choice of beautiful beaches very close by such as Ballyhealy, Kilmore Quay, Carne, St. Margarets, Ballytrent etc. Great choice of restaurants and only minutes from the ferries at Rosslare Europort. Wexford town centre is approx. 20 minutes and Dublin City and Airport is less than 2 hours. This is what can only be described as a beautiful family home bright, spacious and very well finished with many added features , high standard of insulation and workmanship throughout.

## **VIEWING IS HIGHLY RECOMMENDED.**

### **Property Features:**

Superb location.  
Beautiful accommodation.  
Solid wood flooring practically throughout.  
Attractive cornicing.  
Bright warm and homely.  
Very well laid out.  
Excellent grounds and gardens.  
Spacious parking.  
Great Atmosphere.

### **Accommodation Comprises:**

Entrance Reception area to Hallway 5'3" X 7'6" Natural timber floors, handcrafted egg-dart cornice, bright and spacious.  
Sitting Room 19' x 14'4" Natural Solid oak floor, feature cast iron fire place with cast iron stove, French Laurel cornice & centre rose, double doors to kitchen.  
Kitchen/Diner 14' X 21'9" Fully fitted eye & waist level hand crafted kitchen (solid ash), breakfast counter, tiled floor, part tiled walls, recessed and under counter lighting, attractive cornicing.  
Sun Room 11'8" X 12' Solid timber floors, stove, door to fully private outside patio with feature tile design  
Utility Room 9'2" X 6'6" Fully fitted eye & waist level units, tiled floor, plumbed for appliances, door to patio & large decking area.  
Guest WC 9'2 X 3' WC, WHB, tiled.  
Spacious Hallway Natural timber floors, cloak room - fully fitted.  
Office/ Bedroom No. 1 10'2" X 8'7" Plaster molded cornice.  
Bedroom No. 2 14'3" X 14'3"  
Bedroom No. 3 11' X 12'6" Built in wardrobe.  
Bedroom No. 4 11' X 12' Built in wardrobe.

Bedroom No. 5 11' X 13' Built in wardrobe.

Master Bedroom 11'6" X 14' Built in wardrobe, swag & drop cornice & centre rose ,En Suite, laminate wood floor.

En-Suite WC, WHB, Shower, fully tiled with feature Egyptian tiles, heated towel/hand rail, plaster cornice.

Bathroom 12'9" X 8'3" WC, WHB, Roll top original cast iron bath, power shower, fully tiled.

Hot Press Ample storage, fully lagged extra large water tank.

Garage 11'2" X 12'6" Fully fitted/high spec

Office 12'6" X 12'7" Solid timber flooring ,highly insulated.

Patio 13'10" X 13'10"

**Outside:** Patio, parking, office/garage, large fenced dog run & house, vegetable patches,mature trees with south, west & north facing spacious gardens and mature shrubs.

**Services:** Private water, septic tank, oil fired central heating.

**BER:** C3 Ber No: 109174953 213.11 kWh/m<sup>2</sup>/yr

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

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

**Directions:** From Wexford town drive out the Rosslare road, take the turn off signposted for Kilmore, continue on this road until you enter Ballycogley and take a left turn at The Half Way House Bar, drive for a short distance and after the 1st bend take the 1st lane to the right and the property is the 1st on the left.