

Ref: 6377

NO. 7 GROTTO TERRACE, KILMUCKRIDGE, CO. WEXFORD



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Derelict Two-Bedroom Residence In A Coastal Location For Sale By Private Treaty

LOCATION & DESCRIPTION:

This property is located in Kilmuckridge, a beautiful coastal location which offers a good range of amenities, including primary and secondary schools, shops, restaurants, pubs and hotel. A selection of many golden sandy beaches are close to this location; it is situated only 4km from the Blue Flag' Morriscastle Beach, 8km from Blackwater, 14km from Ballinesker and Curracloe and 16km from Courtown. A local link bus provides daily commuter services to Gorey town, which is 22km to the north and offers an extensive range of amenities and facilities including primary & secondary schools, post leaving to adult education along with a wealth of restaurants, shops, pubs, hotels and leisure centres. Wexford Town is a 30 minute drive, Enniscorthy a 25 minute drive while south Dublin can be reached in less than 90 minutes.

This derelict property is a two bedroom semi-detached residence extending to c. 48m² on a c. 0.04 acre site, and offers a genuine opportunity to transform it into a charming family residence or idyllic holiday retreat. The accommodation consists of entrance hall, sitting room, kitchen, utility room and two bedrooms and, although in need of significant repair, the structure holds promise for restoration or redevelopment (subject to planning permission).

This residence is currently on the Derelict Sites Register and will remain on same until such time as it is rendered non-derelict, and therefore will remain subject to periodic inspection. Purchasers will be encouraged to address the associated dereliction in a timely fashion and we understand that it will be likely to attract grants for use in this effort.

A.M.V. €75,000

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