

Ref: 7262

HORETOWN, KILLINICK, CO. WEXFORD Y35 F7A4



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BERG

Well Located Traditional Residence With Outbuildings For Sale By Online Auction On Tuesday 7th April At 12pm



LOCATION & DESCRIPTION:

QUINN Property are delighted to present this farmhouse style residence to the market. Situated approximately 1km from Killinick, this property offers offering a mix of coastal charm, convenience, and nearby tourist attractions. It is located 7km from Rosslare and is close to historic sites like Johnstown Castle and within easy reach of Rosslare Golf Links, as well as Rosslare's Blue Flag beach, picturesque walking trails, and amenities such as shops, pubs, restaurants, and primary schools. There are excellent transport links with bus routes, the train station and Rosslare Europort nearby, offering easy access to destinations across Ireland and Europe. Wexford Town is 17km from the property and Waterford City can be reached within an hour.

This charming four-bedroom residence offers an ideal foundation for creating a wonderful family home. Rich with character and timeless appeal, this residence provides the perfect foundation for a thoughtful revival or transformation, allowing the next owner to shape its next chapter. We understand that this property is likely to qualify for the 'Vacant Property Refurbishment Grant.'



Accommodation comprises a bright entrance hall, which offers a warm welcome, a living room, dining room and bedroom to the front of the property, while the kitchen and bathroom are located to the rear. The first floor hosts three further well-proportioned bedrooms.

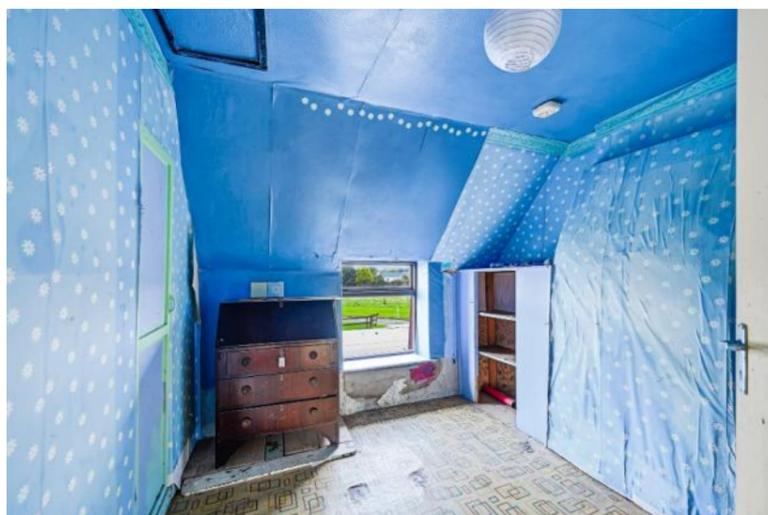
Entrance Hall:	2.1m x 2.1m	Tiled flooring, dual aspect
Inner Hall:	1.4m x 3.8m	Tiled flooring
Living Room:	4.3m x 3.7m	Carpet flooring, open fire
Bathroom:	3.8m x 1.9m	Fully tiled, W.C., W.H.B., shower
Kitchen:	3.8m x 3.4m	Linoleum flooring, electric cooker, dishwasher, under-counter fridge, hot press, door to rear
Dining Room:	3.1m x 3.3m	Stove, feature fireplace
Bedroom 1:	4.3m x 3.1m	Carpet flooring
Landing:	1.6m x 3.5m	Carpet flooring
Bedroom 3:	4.3m x 3.1m	Carpet flooring
Bedroom 4:	2.8m x 2.6m	Carpet flooring, storage
Bedroom 2:	4.3m x 3.7m	Carpet flooring, built in wardrobe





OUTSIDE:

The property enjoys a generous garden space with mature surroundings, offering excellent potential for landscaping or outdoor living. The grounds provide plenty of room for gardening, entertaining, or future enhancement. The garden presents an ideal canvas to create a beautiful outdoor retreat tailored to your vision. The existing outbuildings offer a valuable opportunity for additional storage, workshop use, or potential extension of the main residence, subject to the relevant planning permissions.



SERVICES AND FEATURES:

Mains Water
Shared Septic Tank
Property Extends To C. 106m²
Built: 1920
Range of Outbuildings



BER DETAILS:

BER: G
BER No. 119174704
Energy Performance Indicator: 514.84 kWh/m²/yr



An Exceptional Opportunity To Reimagine and Transform a Unique Property

Guide Price: €140,000



Total: C 106m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Legal: Anna O'Donovan, Lombard Cullen & Fitzpatrick, 10 McDermott Street, Gorey, Co. Wexford. Tel: (053) 942 2167

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