

FOR SALE

AMV: €145,000

File No. d511.BF



Killag, Dumcormick, Co. Wexford

- **Original 2 up 2 down cottage in need of refurbishment located just outside the village of Kilmore Quay, nicely tucked away on a quiet peaceful country road. The picturesque traditional fishing village is only 5.6 km away and offers a host of excellent amenities including the safe sandy beach, Marina, wonderful coastal walks along the burrow to enjoy.**
- **This is a project as the cottage is more or less in its original condition, whilst oil fired central heating and double-glazed uPVC windows have been fitted it does require complete upgrading and modernisation. The property has been vacant for some time and will be eligible for the Vacant Property Refurbishment Grant for anyone intending to use it as their principal private residence or make it available to rent.**
- **Contact Wexford Auctioneers Kehoe & Associates 053-9144393**



**Kehoe
& ASSOC.**

Killag, Dumcormick, Co. Wexford

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This is an excellent opportunity to acquire a property in this quiet coastal setting within easy reach of excellent village amenities and the fabulous Wexford Coastline. Early viewing of this substantial family home comes highly recommended, contact Kehoe & Associates on 053-9144393 to book your viewing appointment.





ACCOMMODATION

Entrance Porch	1.78m x 1.02m	With laminate floor and RV sheeted ceiling.
Bedroom 3	3.55m x 2.31m	With laminate floor and RV sheeted ceiling.
Sitting Room	3.66m x 3.09m	With solid fuel stove, built-in storage press, RV sheeted ceiling and stairs to first floor.
Kitchen	4.28m x 2.63m	With built-in units, stainless steel sink, RV sheeted ceiling and arch to:
Dining Room	4.12m x 2.30m	With RV sheeted ceiling.
Rear Lobby	1.93m x 1.20m	With door to outside and hotpress with dual immersion.
Shower Room	2.87m x 3.19m(max)	Tiled shower stall, w.c. and w.h.b.
First Floor		
Bedroom 1	3.59m x 2.82m	With storage closet.
Bedroom 2	3.70m x 2.37m	

Total Floor Area: c. 80.28 sq.m. (c. 864 sq.ft.)





Features

- Charming country cottage
- Immense potential to upgrade and extend (SPP)
- Peaceful country setting
- Within easy of beach and village amenities

Outside

- 0.14 hectare/0.354 acre site
- Range of outbuildings in need of repair
- Cottage garden around the house
- Paddock to the rear

Services

- Mains electricity
- Mains water
- Septic tank drainage
- OFCH

VIEWING: Strictly by prior appointment with the sole selling agents only.

DIRECTIONS: From Kilmore Quay take the Baldwinstown Road R739 for c. 3/3 km and turn left at Killag signposted for Rathangan. Proceed up this road for c. 2.3 km and the property is on the left-hand. Eircode Y35A9T8



GROUND FLOOR

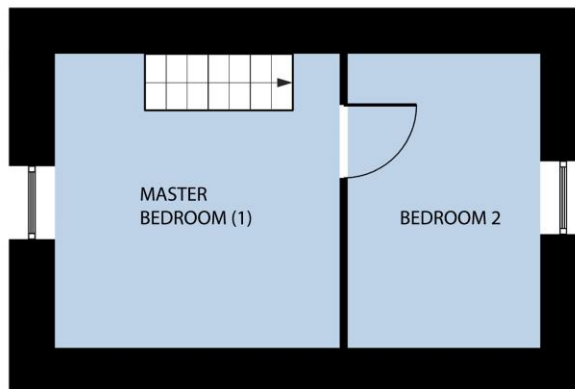


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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FIRST FLOOR



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Building Energy Rating (BER): G BER No. 116787797
Energy Performance Indicator: 663.56 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents.

Selling Agent: Bernie Farrell
Contact No: 0872501492
Email: bernie@kehoeproperty.com

Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393
www.kehoeproperty.com
Email: sales@kehoeproperty.com



These particulars are issued for guidance purposes only and do not form part of any contract and are that all negotiations regarding this property will be conducted through this firm. PRA No. 002141

