

# FOR SALE

AMV: €175,000

File No. c313BF



## Cottage at Corlican, Killurin, Co. Wexford

- Charming, detached cottage in this peaceful setting within easy walking distance of the picturesque banks or the River Slaney. A 15 minute walk or 5 minute drive will take you to Killurin Bridge and the quay/slipway which offers direct access to the beautiful River Slaney for kayaking, canoeing, boating and fishing.
- This property has been extended over the years with the addition of a sitting room with bedroom overhead to the side of the cottage and a spacious kitchen to the rear but still offers huge potential for further development. It does require some modernisation and upgrading, with a little effort and imagination would make a lovely family home
- The layout of the site here offers immense potential to any gardening enthusiast.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe  
& ASSOC.**

## Cottage at Corlican, Killurin, Co. Wexford

Charming original 2 up 2 down detached cottage situated on a 0.69 acre site in this peaceful setting within walking distance of the picturesque banks of the River Slaney. Conveniently located only 15 minutes' drive from Wexford Town, 1½ hours to Dublin and only 7 km from the N11. The nearby village of Glynn is located less than 5 minutes' drive from the property offers excellent amenities including primary school, shop, post office, pubs, church and sports facilities. A 15 minute walk or 5 minute drive will take you to Killurin Bridge and the quay/slipway which offers direct access to the beautiful River Slaney for kayaking, canoeing, boating and fishing.

This property has been extended over the years with the addition of a sitting room with bedroom overhead to the side of the cottage and a spacious kitchen to the rear but still offers huge potential for further development. New slate roof and uPVC fascia and soffit fitted in 2019. The cottage is presented in good condition with oil fired central heating throughout but does require some modernisation and upgrading. With a little effort and imagination this property would make a lovely family home.

The layout of the site here offers immense potential to any gardening enthusiast. There is a nicely sheltered cottage style garden with lovely sunny aspect immediately behind the house. To the side there is enclosed grass paddock offering ample space for a kitchen garden, chicken coop, dog run and play area. There are also some useful outbuildings, garage/workshop and a glass house/potting shed.

Early viewing of this charming cottage comes highly recommended. Contact Wexford Auctioneers Kehoe & Associates. 053-9144393.



## ACCOMMODATION

### Accommodation

Entrance Porch	1.89m x 1.68m	
Entrance Hallway	3.23m x 2.74m	
Sitting Room	4.49m x 3.72m	With tiled open fireplace.
Bathroom	2.31m x 3.31m	Tiled shower stall, bath, w.c. & w.h.b. Part tiled-walls and storage closet
Kitchen	6.49m x 3.12m	Open fireplace, built-in floor and eye level units.
Rear Lobby	1.74m x 2.19m	With door to outside.
First Floor		
Landing		
Hotpress		With dual immersion
Bedroom 1	4.47m x 3.68m	With built-in wardrobe.
Bedroom 2	3.30m x 2.29m	With built-in wardrobe

**Floor Area c.96 sq.m. \ 1,033 sq.ft**



## Features

- Charming country cottage
- Peaceful country setting
- Huge potential
- 15 minutes' drive Wexford Town

## Outside

- c. 0.69 acre site
- Cottage style garden
- Enclosed paddock
- Useful Outbuildings

## Services

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

**NOTE:** All curtains, blinds, light fittings and electrical appliances are included in the sale. Closing 10 days after the grant of Probate.

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

**DIRECTIONS:** From Redmond Road proceed out the R730 passing Wexford Harbour Boat Club on the right-hand side. Continue to the 'T' junction beside Ferrycarrig Bridge and turn left onto the N11, turn immediately right again onto the R730 signposted for The National Heritage Park. Proceed out this road for c. 7 km passing Marty B's Pub on the right continue for c. 1 km and the property is on the left-hand side. For Sale Sign. Eircode Y21KP28





GROUND FLOOR

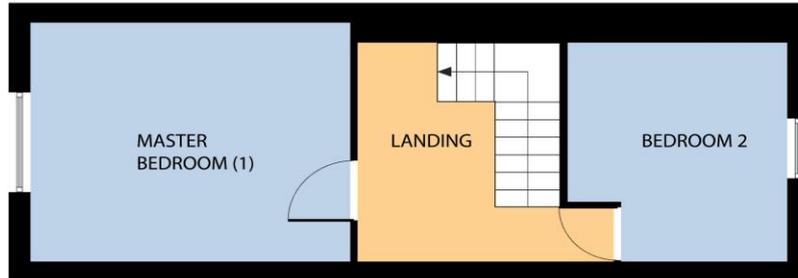


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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. 114834195**  
**Energy Performance Indicator: 561.43 kWh/m<sup>2</sup>/yr**

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

**Kehoe & Assoc.,**

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Wexford

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