

FOR SALE

AMV: €275,000

File No.d910. BK



Grageen, Killinick, Co. Wexford

- Excellent 2-bed / 2-bath property with and extensive integral garage offering the potential to convert into a third bedroom.
- Conveniently located 15 minutes' drive from Rosslare Strand, Kilmore Quay and Wexford Town.
- Set on a c. 0.77 acre site with large lawn areas, mature foliage and a directly south facing rear aspect.
- Presented to market in excellent condition with newly fitted tripled glazed windows and doors.
- Accommodation briefly comprises: Entrance hallway, sitting room, kitchen / dining room, sunroom, utility room, 2 bedrooms, (master ensuite and Jack & Jill ensuite).
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

Grageen, Killinick, Co. Wexford

Kehoe & Associates are delighted to present this excellent 2-bedroom bungalow to market. Tucked away in the scenic surroundings of County Wexford, this charming bungalow offers a fantastic opportunity for purchasers seeking a blend of comfort, space and convenience. Situated 5 minutes' drive from Killinick, this location is a stones throw from the beautiful south County Wexford coastline with amazing beaches such as Rosslare Strand, St Helen's Bay, Carne and Ballyhealy Beach on your doorstep. Golf enthusiasts will be spoiled for choice with St Helens Bay and Rosslare Strand both within 15 minutes' driving distance of Grageen. Nearby national schools include Tagoat National School and Kilrane National School while local sports clubs include St Mary's Rosslare GAA and Rosslare Rangers FC.

Offering a well-proportioned layout, this home extends to c. 106 sq.m. / 1,141 sq.ft., providing comfortable and versatile living space. A key feature of this home is its integral garage extending to a further c. 21 sq.m. / 226 sq.ft., offering excellent potential for conversion into a third bedroom. Internally, the property has been upgraded in recent years with newly fitted triple-glazed windows and doors, and many cosmetic upgrades including new flooring, skirting boards and architrave.

Set on a generous c. 0.77 acre site and designed to take full advantage of its directly south-facing rear aspect, this home boasts an extensive rear lawn area. The sunroom, positioned off the dining area enjoys this sunny orientation, making it a warm and inviting space to unwind. Accommodation is well-appointed, with the master bedroom featuring an ensuite, while the second bedroom benefits from a Jack & Jill ensuite, adding convenience and flexibility. The home's spacious layout, combined with its generous site, presents a fantastic opportunity to create a truly special living environment in a sought-after location. Viewing of this wonderful property comes highly recommended.







ACCOMMODATION

Entrance Hallway	3.44m x 1.90m	Laminate floor and ceiling coving. Door to Jack & Jill ensuite.
Hotpress	3.42m x 0.97m	Laminate floor and ceiling coving. With dual immersion.
Storage Press		
Sitting Room	4.76m x 3.93m	Laminate floor, ceiling coving, bay window with window seat, inset solid fuel stove with brick surround and double doors into:
Kitchen / Dining Room	5.71m x 3.64m	Tiled floor, ceiling coving, floor and eye level units, Belling gas hob with extractor fan, integrated double oven, stainless steel sink, integrated fridge freezer and sliding door into:
Sunroom	3.10m x 2.71m	Tiled floor and French door to rear garden.
Utility Room	3.15m x 1.70m	Tiled floor, stainless steel sink, washing machine and tumble dryer.
Bedroom 2	3.34m x 3.00m	Laminate floor and built-in wardrobe.
Jack & Jill Ensuite	3.34m x 1.18m	Fully tiled, w.c., w.h.b. and pump shower with tiled surround.
Master Bedroom	3.48m x 3.10m	Laminate floor and built-in wardrobe units.
Ensuite	2.30m x 1.78m	Fully tiled, w.c., w.h.b. and bath with pump shower overhead.

Total Floor Area: c. 127 sq.m. / c. 1,367 sq.ft. (including integral garage)

Integral Garage	5.76m x 3.73m	Concrete floor and Stira staircase to attic.
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Features

- 2-bed / 2-bath with potential for a third bedroom
- Recently fitted triple glazed windows and doors
- Recently redecorated
- Well-presented throughout
- Integral garage extending to c. 21 sq.m. / 226 sq.ft.

Outside

- Close to variety of beaches, sports clubs and schools
- c. 0.77 acre site
- Extensive rear lawn area
- South facing rear aspect
- Mature surroundings

Services

- Mains water
- Septic tank
- G.F.C.H.
- ESB
- Fibre broadband available

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

DIRECTIONS: Eircode: Y35 N6T4. 'For Sale' sign









Approximate total area⁽¹⁾
119.73 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

Building Energy Rating (BER): C3 BER No. 107810533

Energy Performance Indicator: 224.73 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

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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