

# FOR SALE BY ONLINE AUCTION

## Thursday 20<sup>th</sup> November, 2025 at 12pm

### Lambstown, Killurin, Co. Wexford

**Disclosed Reserve: €165,000**

**D700**



- Bungalow residence extending to c. 93 sq. m. / 1,001 sq. ft., eligible to apply for the €50,000 Vacant Property Refurbishment Grant.
- Set on a mature and private site extending to c. 0.37 hectares / 0.90 acres incorporating a block-built garage extending to c. 30 sq. m / 323 sq. ft. and additional outbuildings.
- Immense potential for redevelopment or further expansion (subject to relevant planning permissions being obtained).
- Accommodation briefly comprises; entrance porch & hallway, 3 bedrooms, home office, living room, kitchen / dining room and a shower room.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.







## Location

The property is located at Lambstown, Killurin, in a peaceful rural setting while remaining within easy reach of key amenities. Nearby Glynn Village provides an excellent national school, church, and post office, while Killurin offers a well-stocked service station, and the popular Marty B's Public House. Local sporting needs are superbly catered for at Glynn-Barntown GAA Club, one of Wexford's most established clubs.

The property is ideally situated just 15 minutes from Wexford Town, giving access to all town amenities, while the N25 route to Waterford is also close by, ensuring excellent regional connectivity. For those who enjoy the outdoors, Forth Mountain Walking Trails are a short drive away, as are the stunning sandy stretches of both Rosslare and Curracloe beaches, Wexford's finest coastal amenities.





## Lambstown, Killurin, Co. Wexford

Set on a mature and well-proportioned site extending to c. 0.37 hectares / 0.90 acres, this property offers an excellent opportunity for refurbishment and redevelopment. The accommodation extends to c. 93 sq. m. / 1,001 sq. ft. and comprises an entrance porch, hallway, 3 bedrooms, a home office, living room, a kitchen / dining room and a shower room. The property also includes a detached block-built garage extending to c. 30 sq. m. / 323 sq. ft. together with additional outbuildings and workshop space. The mature gardens and generous site size provide excellent privacy, space, and scope for further enhancement.

The surrounding area enjoys a strong sense of community, and this property represents a superb opportunity for those seeking to create a home tailored to their own requirements. It is also eligible to apply for the Vacant Property Refurbishment Grant, offering funding of up to €50,000, which will greatly assist in modernising and upgrading the residence. In addition, the site offers immense potential for redevelopment or further expansion (subject to the necessary planning permissions being obtained).

***To make an offer at the Online Auction – any interested party must register in advance to bid. Please log onto [kehoeproperty.com](http://kehoeproperty.com) and click the OFFER button within the listing of Lambstown, Killurin, Co. Wexford***





### **ACCOMMODATION**

Entrance Porch	1.85m x 1.57m	Tiled flooring.
Entrance Hallway	2.04m x 0.95m	Lino flooring.
Bedroom 3	3.67m x 2.49m	Carpet flooring and open fireplace.
Home Office	2.61m x 2.05m	Timber flooring.
Living Room	4.60m x 3.04m	Lino flooring.
Hotpress		
Master Bedroom	4.59m x 3.12m	Carpet flooring and open fireplace.
Rear Hallway	1.77m x 1.11m	Lino flooring.
Shower Room	2.40m x 1.81m	Lino flooring, w.c., w.h.b., shower stall with Triton AS200xt electric shower and tiled surround.
Bedroom 2	3.65m x 3.65m	Lino flooring.
Kitchen / Diner	4.90m x 3.92m	Lino flooring, floor and eye level units, stainless sink and door to rear garden.

**Total Floor Area: c. 93 sq. m. / c. 1,001 sq. ft.**

Block Built Garage 6.10m x 4.88m Concrete flooring.







### Features

- Accommodation extending to c. 93 sq. m. / 1,001 sq. ft.
- Eligible to apply for the Vacant Property Refurbishment Grant
- Immense potential for redevelopment (subject to planning permission)
- Excellent location just 15 minutes from Wexford Town

### Outside

- Mature site extending to c. 0.37 hectares / 0.90 acres
- Block-built garage (c. 30 sq. m. / 323 sq. ft.)
- Additional outbuildings
- Spacious mature gardens with excellent privacy

### Services

- Private well
- Septic tank drainage
- O.F.C.H.

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

**DIRECTIONS:** From the N11 at Ferrycarrig on the outskirts of Wexford Town, take the R730 passing the Irish National Heritage Park. In 1.7km take an immediate right turn after passing underneath the railway line. Proceed for approximately 2.1km and continue straight at the bed in the road. Proceed for 900m then turn left. In approximately 3km the property for sale is located on the right-hand side (For Auction boards). **Eircode: Y21 XV76**



















**Building Energy Rating (BER): G BER No. 111427373**

**Energy Performance Indicator: 642.66 kWh/m<sup>2</sup>/yr**

**VIEWING:**

Strictly by prior appointment with the sole selling agents.

**Selling Agent: Bobby Kehoe**

**Contact No: 085 7111540**

**Email: [bobby@kehoeproperty.com](mailto:bobby@kehoeproperty.com)**

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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

