

For Sale

Asking Price: €200,000

**Sherry
FitzGerald**
O'Leary Kinsella



Killanne, Enniscorthy, Co.
Wexford, Y21 X5X5



sherryfitz.ie



Located in the picturesque village of Killann, this charming and peaceful cottage is the perfect retreat for those seeking a quiet and scenic lifestyle.

The detached house boasts 3 bedrooms, ideal for a small family or individuals looking for a cozy living space. The property sits on 0.57 acres of land approx., providing ample outdoor space for gardening or enjoying the stunning surroundings.

On entering the entrance hall to the left lies the sitting room with solid fuel stove, leading to the kitchen/dining, with fitted kitchen. To the right of the entrance hall are three bedrooms and bathroom.

A driveway leads around to the rear of the house and provides ample room for parking.

Killann village is on your doorstep where there is a pub, take away and a Church. Enniscorthy is the nearest main town which is approximately a 15 minute drive.

This property, while in need of some modernisation, has an abundance of charm and potential, with beautiful views of the surrounding countryside.



Accommodation

Entrance Hall 2.14m x 8.45m (7' x 27'9") at widest point:

Sitting Room 4.52m x 3.34m (14'10" x 10'11"):
laminated wood flooring, feature fireplace with solid fuel stove

Kitchen/Dining Room 3.70m x 3.80m (12'2" x 12'6"):
linoleum flooring, fitted kitchen units, electric oven and hob,
washing machine, American style fridge freezer, Waterford
Stanley cooker

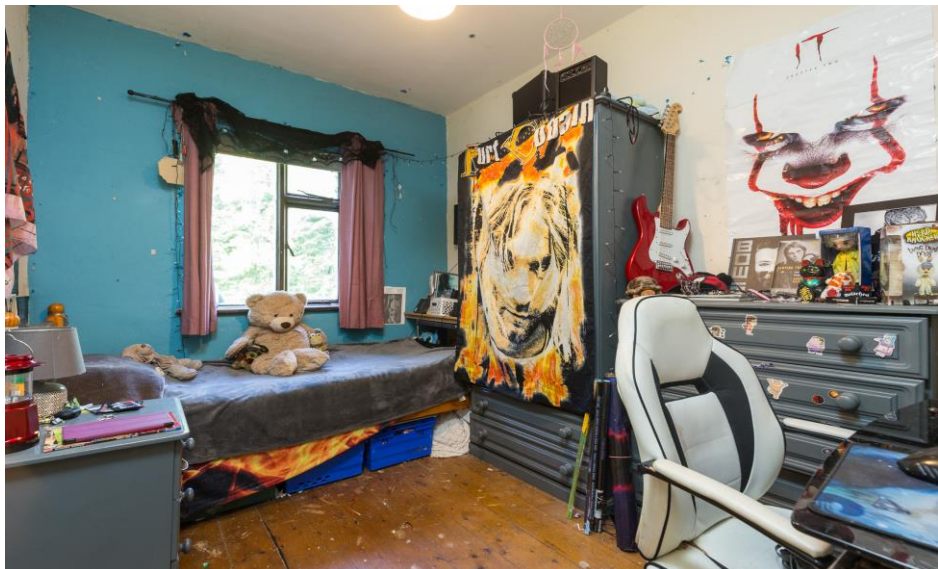
Utility Room 1.39m x 2.22m (4'7" x 7'3"):

Master Bedroom 3.43m x 3.35m (11'3" x 11'):
solid wood flooring

Bedroom 1 3.33m x 2.40m (10'11" x 7'10"):
solid wood flooring

Bedroom 2 3.33m x 2.43m (10'11" x 8'):
solid wood flooring

Bathroom 2.65m x 2.73m (8'8" x 8'11"):
linoleum flooring, tile shower, shower, WC, wash hand basin,
solid fuel stove





Special Features & Services

- Detached dwelling c. 876sq ft approx.
- Stunning location
- Only 12km from Enniscorthy

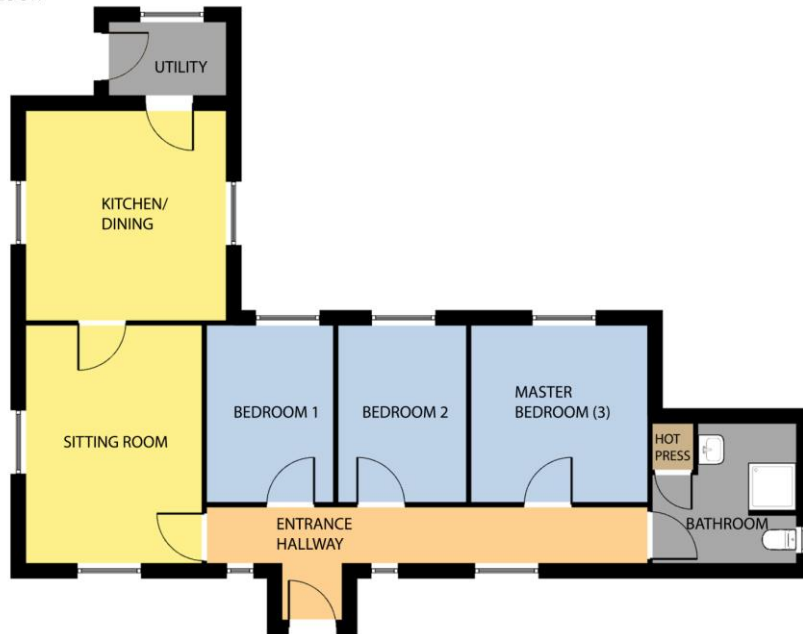
Services

Private sewerage system, Blackstairs water scheme,

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GROUND FLOOR

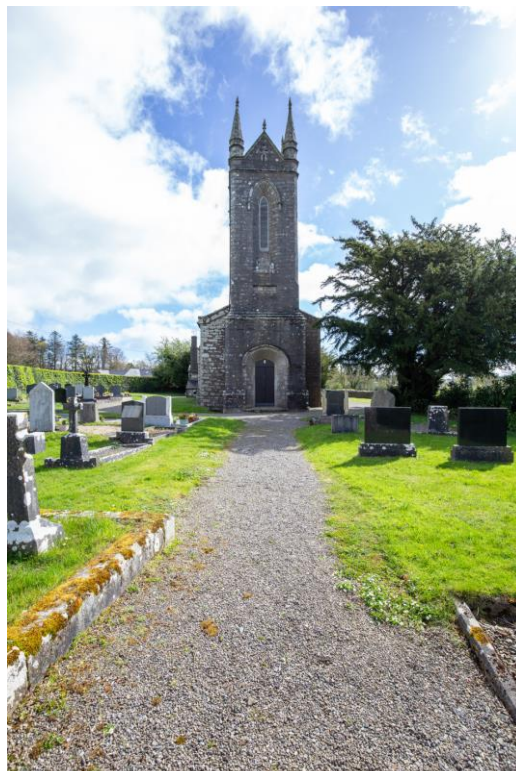


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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Directions

Y21 X5X5





NEGOTIATOR

Declan O'Leary
Sherry FitzGerald O'Leary
Kinsella
11 Slaney Street, Enniscorthy, Co
Wexford
T: 053 92 37322
E: sfol@wexproperty.ie

SOLICITOR

sherryfitz.ie

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