FOR SALE

AMV: €229,000 **File No.E510.CWM**



Trimmer, Killinick,
Co. Wexford Y35 DX20

'Charming Detached Cottage in a Peaceful Countryside Setting'

- **Charming, detached cottage dating back to circa 1900 on c. 0.54 acres.**
- **Two-bedroom residence extending to c. 64 sq. m. / 689 sq. ft.**
- **Generous, mature gardens offering privacy and peaceful countryside living.**
- **Beautiful beaches at Rosslare Strand, St. Helen's Bay and Carne within easy reach.**
- **Ideal full-time residence or idyllic weekend retreat, conveniently located near Wexford Town.**
- **To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393**

SOCIETY OF CHARTERED SURVEYORS IRELAND

RICS®

Kehoe & Assoc.

Trimmer, Killinick,
Co. Wexford Y35 DX20

'Charming Detached Cottage in a Peaceful Countryside Setting'

Kehoe & Assoc. are delighted to present this charming two-bedroom detached cottage at Trimmer, Killinick, Co. Wexford. Dating back to circa 1900 and extending to approximately 64 sq. m. (689 sq. ft.), this characterful residence occupies a delightful countryside setting, surrounded by mature gardens, established trees and lush greenery. Offering privacy, tranquillity and excellent potential for further enhancement, the property presents an appealing opportunity for those seeking a permanent residence, a countryside downsizing option or an idyllic weekend retreat close to the beautiful south Wexford coastline.



The accommodation is arranged over a single level and includes a bright entrance sunroom with extensive wraparound glazing, providing pleasant views across the surrounding gardens and driveway. This leads into a comfortable sitting room featuring a solid fuel stove and timber mantelpiece, creating a welcoming focal point. The adjoining galley-style kitchen is fitted with a range of floor and eye-level cabinetry and offers practical everyday functionality. There are two bedrooms, both enjoying views of the surrounding gardens, together with a family shower room. The cottage retains a traditional charm while offering considerable scope for purchasers to introduce their own style and modern comforts.

Externally, the property is complemented by extensive lawned gardens, mature trees, established hedgerows and a sweeping gravel driveway providing ample off-street parking. The grounds offer wonderful opportunities for outdoor dining, gardening and relaxation, while the existing outbuildings provide useful storage and potential for alternative uses, subject to any necessary consents. The generous outdoor space and peaceful rural surroundings further enhance the property's appeal as either a full-time home or a relaxing escape from busy everyday life.



Location

Trimmer enjoys a peaceful countryside setting close to Killinick village, offering an ideal balance of rural tranquillity and convenience. Killinick provides a range of everyday amenities including a local shop, petrol station, post office and traditional pub, while Wexford Town, approximately 10km from the village, offers an extensive selection of shops, restaurants, schools, healthcare and leisure facilities.

The property is ideally positioned to enjoy the beautiful south Wexford coastline, with the sandy beaches of Rosslare Strand, St. Helen's Bay and Carne all within easy driving distance. The picturesque fishing village of Kilmore Quay, renowned for its marina and excellent seafood restaurants, is also nearby. With convenient access to the N25 and Rosslare Harbour, this attractive location is perfectly suited to both full-time living and a relaxing weekend retreat.

It is highly recommended, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.



ACCOMMODATION

Entrance Sunroom	4.09m x 3.74m	Tiled flooring, wrap around glazing overlooking front gardens and driveway, telephone point and broadband point.
Open alcove leading through to:		
Sitting Room	4.59m x 3.44m	Tiled flooring throughout, solid fuel stove with timber mantel piece above, hot-press.
Open alcove leading through to:		
Galley Style Kitchen	3.62m x 2.05m	Tiled flooring, fully fitted kitchen with floor and eye level cabinetry, stainless sink and drainer with tiled splashback, Whirlpool electric oven, Belling hob, space for dishwasher.











ACCOMMODATION

Bedroom 1	3.60m x 2.39m	Timber laminate flooring with window overlooking side garden.
Across Sitting Room area, Corridor leading through to further Bedroom Quarters:		
Corridor	2.16m x1.49m	Tiled flooring.
Bedroom 2	3.08m x 2.27m	Timber laminate flooring with window overlooking front garden.
Family Shower Room	2.13m x 1.48m	Tiled flooring, enclosed shower with Triton T90 xr, tiled surround, w.h.b with tiled splashback and w.c.

Total Floor Area: c. 64 sq. m / 689 sq. ft.







Features

- Built in 1900.
- Extending to c. 64 sq. m.
- Two bedrooms and one bathroom.
- Superb development opportunity.

Outside

- Generous, mature gardens with outbuildings.
- Peaceful rural setting with excellent potential.
- Private enclosed site.
- Gated entrance.

Services

- Mains water.
- Septic tank.
- OFCH.
- Broadband available.

Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: **Eircode: Y35 DX20**











Building Energy Rating (BER): G BER No. 119904563
Energy Performance Indicator: 514.11 kWh/m²/yr

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



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