

FOR SALE

AMV: €470,000

File No. e110.BF



Boher, Kilrane, Co. Wexford

- Substantial 4 bedroomed family home located in this peaceful coastal setting just a short stroll from the south Wexford Coastline.
- The fabulous sandy beach at St. Helens Bay and small fishing harbour is only a couple of minutes' drive away. Excellent amenities including supermarket, restaurants, hotel, church, post office, pharmacy, medical centre, primary school and bus/rail services available close-by.
- The property has been extended and modernised over the years, it is tastefully decorated and presented to the market in excellent condition throughout. Spacious accommodation offering 2 reception rooms, 4 double bedrooms, store room, 2 bathrooms and kitchen.
- If you are searching for a family home or holiday retreat in a coastal location in the Sunny South-East this is an opportunity not to be missed
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**

Boher, Kilrane, Co. Wexford

Description: Substantial family home located in this peaceful coastal setting just a short stroll from the south Wexford Coastline. The coastal path with it's stunning sea views that links back to Rosslare Harbour can be accessed from the end of the road. The fabulous sandy beach at St. Helens Bay and small fishing harbour is only a couple of minutes' drive away. Excellent amenities including supermarket, restaurants, hotel, church, post office, pharmacy and medical centre are available in the nearby village of Rosslare Harbour. Excellent primary school in Kilrane Village and bus service for local secondary schools in Bridgetown and Wexford Town. Regular bus service to Wexford Town and Dublin from Kilrane Village and rail service available from Rosslare Harbour.

The property has been extended and modernised over the years, tastefully decorated and presented to the market in excellent condition throughout. The accommodation is bright and well laid out offering 2 reception rooms, 4 double bedrooms rooms, store room, 2 bathrooms and kitchen

Nicely planted garden to the front with tarmacadam drive and concrete parking bay. To the rear the garden is simply laid out mainly in lawn for ease of maintenance with a carefully chosen collection flowering shrubs and ornamental trees. For anyone with an interest in gardening there is a useful glass house and ample space to develop a vegetable plot or kitchen garden. Extensive concrete patio area with lovely sunny aspect, the perfect spot for outdoor dining or an evening barbeque.

If you are searching for a family home or holiday retreat in a coastal location in the Sunny Southeast this is an opportunity not to be missed. For further information and viewing arrangement contact Wexford Auctioneers Kehoe & Associates 053-9144393.





ACCOMMODATION

Ground Floor

Entrance Hall	4.00m x 1.95m	Part tiled floor and part timber floor.
Family Room	3.57m x 3.62m	Feature brick fireplace with solid fuel stove, hotpress, timber floor and door to:
Kitchen	4.05m x 4.75m	Excellent range of fitted floor and eye level units, 5-ring gas hob, extractor, double oven, plumbing for dishwasher, fridge freezer, plumbing for washing machine and door to outside.
Shower Room	2.80m x 1.48m	Fully tiled, shower stall with power shower, w.c. and w.h.b.
Inner Hallway	1.51m x 1.29m	Timber floor.
Bedroom 4	3.61m x 4.14m (max)	
Garden Room	7.04m x 4.45m	Vaulted RV sheeted ceiling, cast iron open fireplace and French doors to rear garden.

First Floor

Bedroom 1	3.13m x 4.08m	Built-in wardrobes.
Bathroom	2.23m x 1.63m	Fully tiled with bath, w.c. and w.h.b.
Storage Room	1.90m x 2.55m	Timber floor.
Bedroom 2	4.18m x 4.09m	Built-in wardrobes and extensive range of sliderobes.
Bedroom 3	3.12m x 3.68m	Fitted sliderobes.

Total Floor Area: c. 159.05 sq. m. (c. 1,712 sq. ft.)





Features

- Substantial family home
- Presented in excellent condition
- Spacious well laid out accommodation
- Peaceful coastal setting
- Close to village amenities

Outside

- Tarmacadam drive and concrete parking bay
- c. 0.59 acre site
- Mature gardens to front and rear
- Extensive concrete patio area
- Detached Garage

Services

- Mains water and electricity
- Septic tank drainage
- OFCH
- 4KW PV Panels
- Solar Panels for water

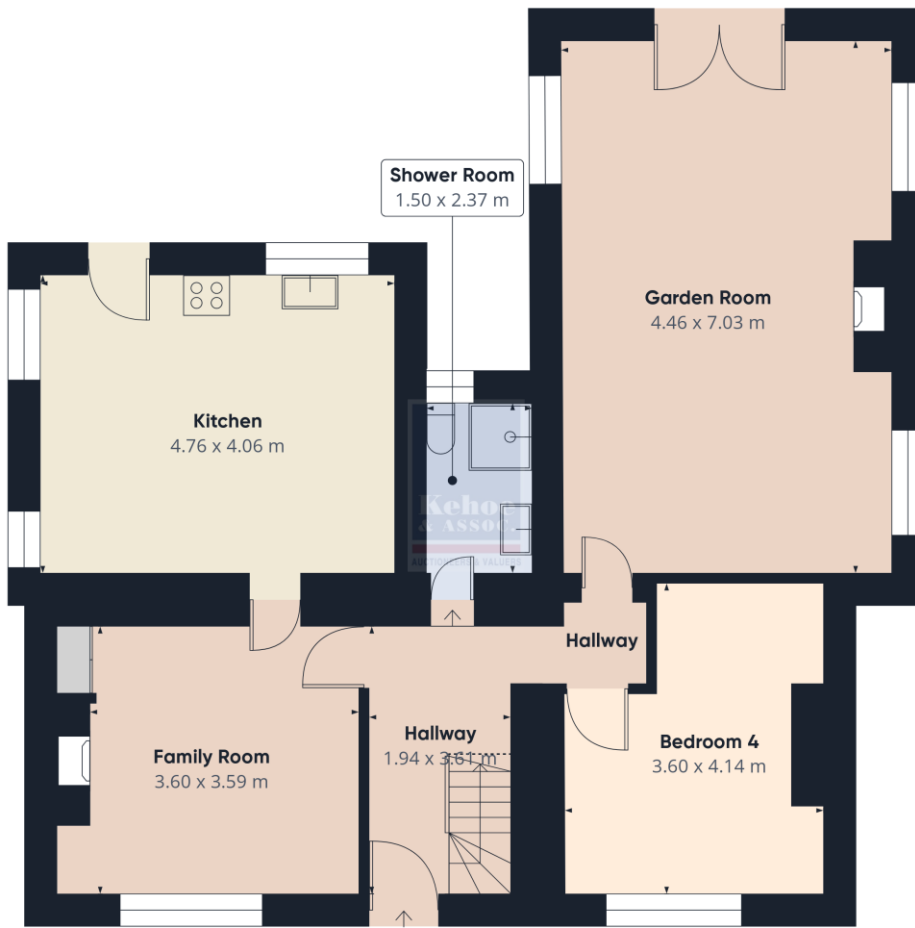
DETACHED GARAGE: 7.40m x 4.46m – Garage to the front with roller shutter door, pedestrian door, lights, power sockets and pull-down ladder to lofted storage area overhead. Dedicated home office to the rear.

NOTE: All carpets, curtains, blinds, light fittings, 5 ring gas hob, extractor, double oven, fridge freezer, dish washer and washing machine are included in the sale.

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

DIRECTIONS: Eircode Y35DW24





Floor 0



Approximate total area^m
88.7 m²

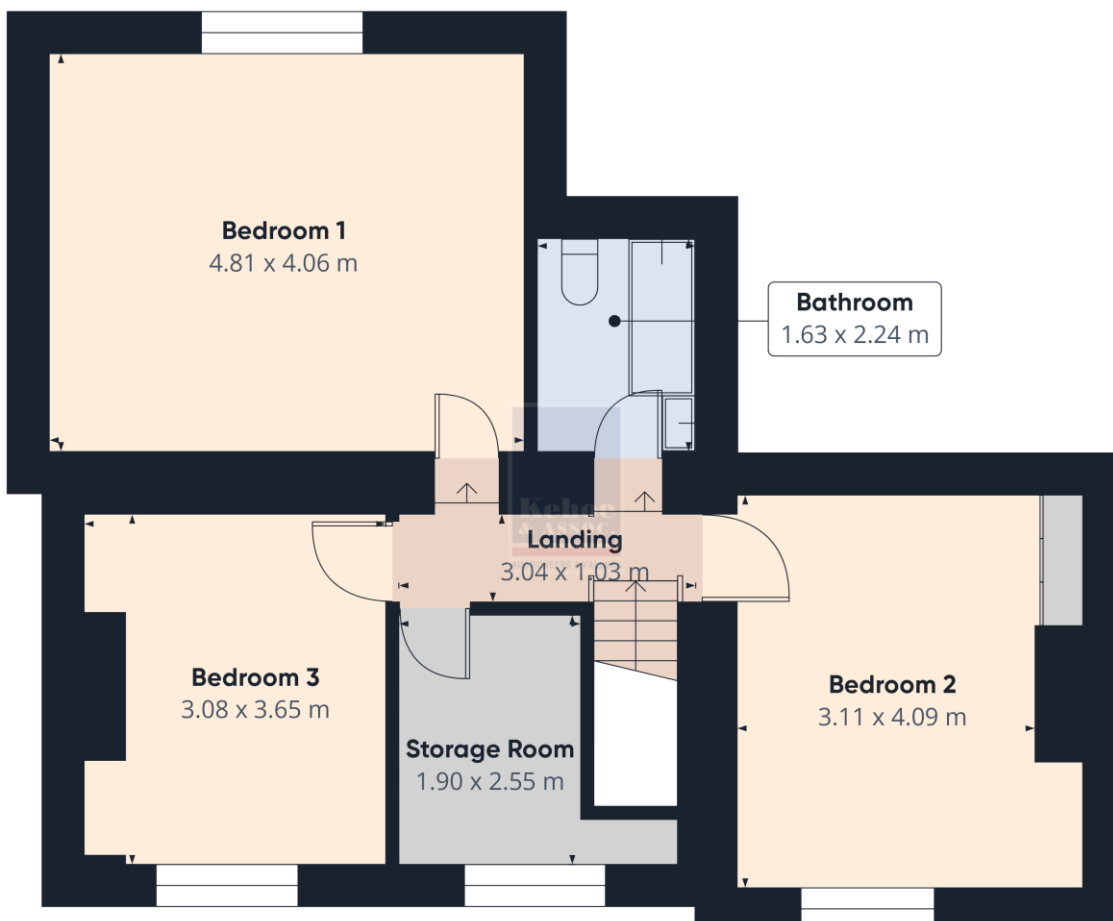
Reduced headroom
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Floor 1



Approximate total area^m
57 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Building Energy Rating (BER): C3 BER No. 118489202
Energy Performance Indicator: 209.91 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