

FOR SALE

AMV: €220,000

File No. d139.CWM



6 Kilmore Cottages, Ballyhealy South, Kilmore, Co. Wexford

- Charming detached beachside cottage fronting directly onto Ballyhealy South Beach
- Panoramic sea views taking in the Saltee Islands, Kilmore Quay up to Carnsore Point.
- Three bedrooms, two bathrooms extending to c. 84.5 sq.m.
- Accommodation in brief comprises of an open plan living/kitchen/dining area, bedroom with sink & wc., bathroom with shower, back porch utility and upstairs two bedrooms.
- A rare opportunity and a must view.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393 or email sales @ kehoeproperty.com



**Kehoe
& ASSOC.**

6 Kilmore Cottages, Ballyhealy South Kilmore, Co. Wexford

General Description: Kehoe & Assoc. is proud to present this charming detached beachside cottage to market. This is a unique opportunity to acquire a get away which fronts directly onto Ballyhealy South Beach. The area is notably one of the most stunning locations on the South East coastline and the panoramic views are breath-taking, running from the Saltee Islands, Kilmore Quay up to Carnsore Point.

The cottage is located only minutes from local shops and many acclaimed restaurants including Mary Barry's only 3km away and the marina at Kilmore Quay is reached within 5km. Wexford town is a 25 minutes' drive away, the ferries at Rosslare Europort 20 minutes and with the new and ever improving N/M11 Dublin city and airport approx. 2 hours. Accessed off the R739 Wexford to Kilmore Quay road a beachside haven awaits.

Presented to the market in good condition the current owners have enjoyed years of seaside days. The accommodation comprises of an open plan living kitchen and dining area with open fire, ground floor bedroom with ensuite containing a sink and wc, a family bathroom with shower wash hand basin and w.c., a back porch leading to the private rear garden overlooking Ballyhealy Castle and wild countryside where foxes roam. Upstairs the landing area has convenient storage cupboards and two bedrooms with elevated panoramic views. To the outside there is a garage which could easily be converted to extend the living area inside the property. To the right of the property there is a walled sheltered area ideal for housing a boat and drying out wetsuits or indeed a private al fresco dining area.

Early viewing comes highly recommended. Book your private appointment today with Wexford Auctioneers, Kehoe & Assoc. or 053 9144393 or by email sales@kehoeproperty.com



ACCOMMODATION

Living/Kitchen/Dining Area 7.27m x 3.77m

Carpet flooring, open fireplace featuring handcrafted stone wall and timber surround. T.V & electrical points.

Kitchen: Timber floor, ground & eye level cabinets, display cabinets and drawers. Breakfast bar wrap-around, Indesit electric oven, hob and extractor fan overhead. Single drainer stainless steel sink unit, undercounter Thor fridge.

Bedroom 1 3.81m x 2.41m

Timber flooring, built-in timber wardrobes and vanity station.

En-suite 1.30m x 1.07m

Timber flooring, w.c., w.h.b. with tiled splashback, mirror & lighting overhead, wall-mounted electric heaters.

Back Porch 1.67m x 1.30m

Lino flooring, washing machine, boot room shelving space.

Shower Room 2.10m x 0.66m

Lino flooring, enclosed tiled corner shower stall with Mira pressure pump shower, w.c., w.h.b. with tiled splashback, mirror & light overhead.

Timber staircase to first floor

Landing 3.30m x 0.89m

Carpet flooring, storage into eaves

Bedroom 2 3.83m x 2.95m

Timber cladded ceiling, dual aspect with superb sea views, storage into eaves.

Bedroom 3 3.85m x 2.90m

Carpet flooring, timber cladded ceiling, built-in storage into eaves, large Velux overlooking superb sea views.

Total Floor Area: c. 84.5 sq.m. (c. 909.54 sq.ft.)





Outside

- South-westerly facing patio area
- Garage (3.06m x 3.22m – c. 10 sq.m.) concrete flooring and electricity supply. Easily adapted to be incorporated into main house
- Rear garden with mature boundary, overlooking rolling countryside hills & Ballyhealy Castle with wildlife and foxes trotting throughout
- Secure enclosed area with washing line – ideal for storing boats, summer seaside activities
- Parking to the front
- Large green open amongst the 6 cottages in this private development



Features

- Uninterrupted panoramic sea views
- Detached beachside cottage
- Fronting directly onto Ballyhealy South Beach
- Extending to c. 84.5 sq.m. / 909.54 sq.ft.
- 3 bedrooms, 2 bathrooms
- Minutes from Kilmore

Services

- Mains water
- Open fire
- Electric heaters
- Treatment plant shared with the 6 cottage units
- 4G Broadband network in situ

Ballyhealy South Beach



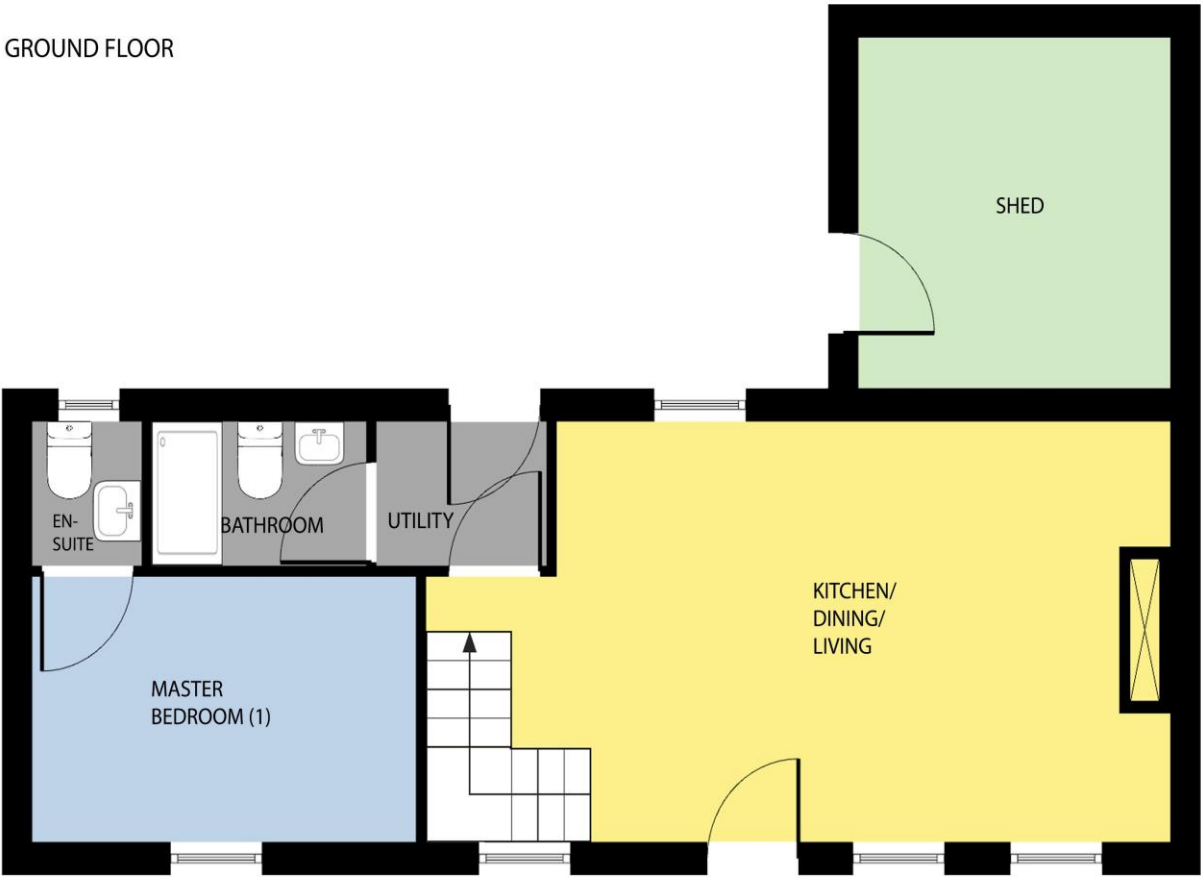
Please Note: The Association fees are circa €500 per annum and served by mutual agreement between the 6 cottages. There is a local authority led Seaview Coastal Protection Scheme in place, funded with works ongoing to be completed in 2023.

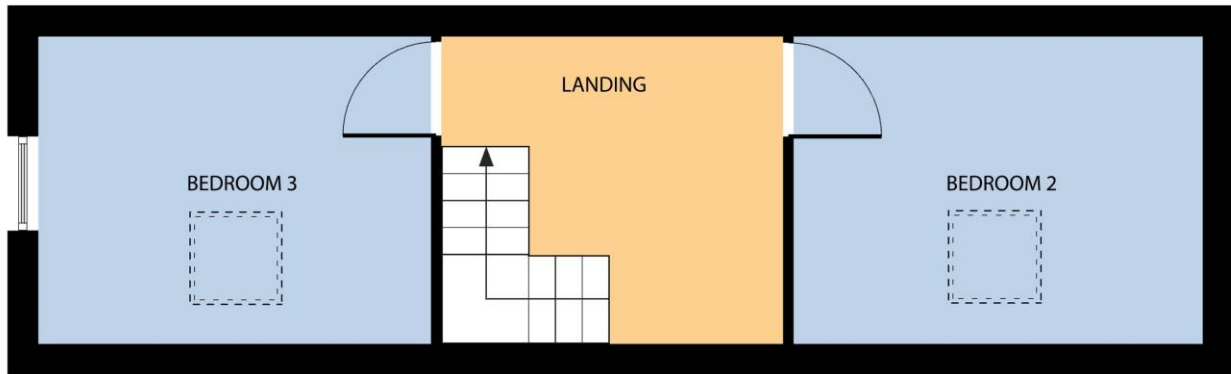
Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: Eircode Y35 HW32



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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Building Energy Rating (BER): G BER No. 115039240
Energy Performance Indicator: 515.23 kWh/m²/yr

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

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