

# FOR SALE

AMV: €150,000

File No. c750.CWM



## ‘The Red Door Cottage’, Gurteenminogue Murrintown, Co. Wexford

- Opportunity to own and complete a residential property in a sought after location.
- A detached two storey, 3 bedroom home in need of works to complete construction extending to c. 129 sq.m / c. 1,388 sq.ft
- The cottage is on a site of c. 0.54 acres on Folio WX51997F
- Located in Murrintown, only 10 minutes' drive from Wexford town and 15 minutes' drive from a host of sandy beaches.
- Accommodation layout comprises of entrance reception room with open fireplace, ground floor bedroom, open plan kitchen/ dining / living room, utility room and a family bathroom with hot-press built in. Upstairs there is two bedrooms.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe  
& ASSOC.**

## ‘The Red Door Cottage’, Gurteenminogue, Murrintown, Co. Wexford

**Location:** The Red Door Cottage presents an opportunity to acquire a home in a most convenient location, approximately 1.6km from south-west of Murrintown Village, where village amenities include a church, primary school, childcare facility, large community centre, children’s playground, take away and a new shop. The Red Door Cottage is in the parish of Piercestown with renowned sporting GAA club St Martins GAA and home to Forth Celtic Football Club. Johnstown Castle estate with wonderful garden walks borders the village. The Forth Mountain Hiking Trails are only 4km away and the sandy beaches of Rosslare Strand is a short 15min drive away.

Murrintown itself is located south-east of Wexford and within approximately 10 minutes’ drive to Wexford town centre. Transport links by bus run several times a day from Kilmore to Wexford town. The property is set back from this local road, L3041, which is a link road routing Murrintown Village to Kilmore Quay.

**Description:** The Red Door Cottage is a detached dwelling house extending to c. 129 sq.m / c. 1,388 sq.ft, on a site of c. 0.54 acres and comprised within Folio WX51997F. The site is neighbouring a dwelling and agricultural land with sheep grazing.

The accommodation is laid out over two floors, renovated in 2014 with works left incomplete, including an extension of c. 40sq.m and new roof. The property has not been lived in, however ESB connection c. 2019.

We understand the original cottage has been upgraded with pumped insulation. The windows and doors all upgraded to PVC double glazing. The exterior render is of concrete finish, however the render at the rear of the property is unfinished. The septic tank installed in c. 2014 replaced the original tank.

A grant of up to €30,000 is available under the Vacant Property Refurbishment Grant. This is a payment you can get if you are turning a vacant house or building into your permanent home.

Viewing is strictly by prior appointment with the sole selling agents. To arrange a suitable viewing time, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.



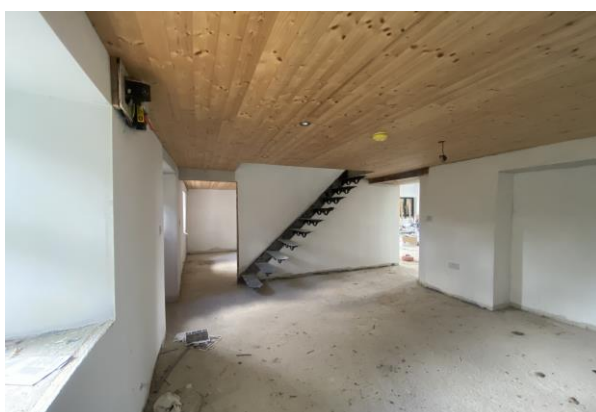
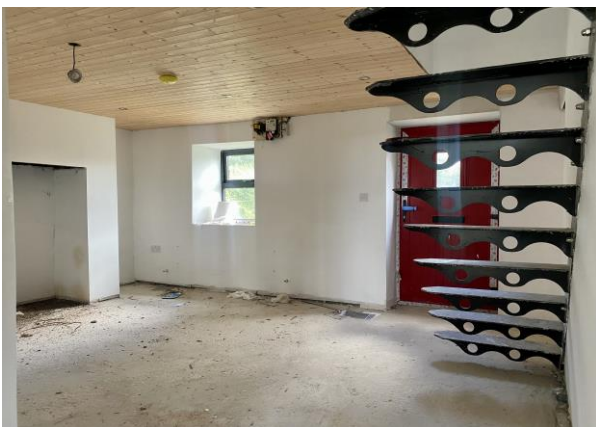
## ACCOMMODATION

Entrance/Reception	4.82m x 3.56m	With open fireplace.
Room		
Bedroom 1	3.53m x 3.43m	
Kitchen/Dining/ Living Room	8.94m x 4.17m	Plumbed for back boiler system. French doors to rear garden.
Back Utility Space	3.12m x 2.54m	Door to outside & rear garden. Electric heating source.
Family Bathroom	3.31m x 2.56m	

### **First Floor**

Bedroom 2	4.17m x 4.08m
Bedroom 3	4.17m x 3.71m

**Total Floor Area: c. 129 sq.m. / 1,388 sq.ft.**





## Features

- 3 bedrooms, 1 bathroom
- Extending to c. 129 sq.m. / 1,388 sq.ft.
- A detached two storey with single storey extension to rear
- Works required to complete construction.
- Vacant Property Refurbishment Grant.

## Outside

- Site extending to c. 0.54 acres
- Folio: WX51997F
- Outbuildings
- Ample parking area.

## Services

- Mains water
- Septic tank (in need of percolation system upgrade)
- ESB
- Broadband available
- The stove is plumbed for back boiler system to all radiators, when fitted.

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**Directions:** From Murrintown village pass the crèche and church on your left. Continue straight passing the Credit Union on your left and travel for approximately 1.5km the property for sale is on your left. Coordinates: (52.2796682, -6.5400463) - Eircode of property adjacent: Y35 Y6Y3.

**Building Energy Rating (BER): G BER No. 115534356**  
**Energy Performance Indicator: 479.98 kWh/m<sup>2</sup>/yr**

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

## Sales Agent

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