

# FOR SALE

AMV: €475,000

File No.E304.CWM



## Cornwall, Killurin, Co. Wexford Y21 PH21

- Elevated riverside residence with panoramic views over the River Slaney, Killurin Bridge and surrounding valley.
- Prime countryside location in Killurin, close to Glynn and Crossabeg, with excellent access to the N11/M11, Wexford town and Rosslare Harbour.
- Built in 2006, a spacious four-bedroom home extending to approximately 210 sq.m / 2,260 sq.ft., including four bedrooms including a ground-floor bedroom with adapted en-suite.
- Exceptionally designed kitchen, dining and sunroom area opening to a south-facing patio and landscaped gardens, maximising natural light and river views
- Peaceful cul-de-sac setting opposite Killurin Quay, within walking distance of local amenities and just 20 minutes from Curracloe's Blue Flag beach.
- Accommodation entrance hallway, sitting room with solid fuel stove, dining room, kitchen, sunroom, utility, guest w.c., ground floor bedroom with wet room adapted ensuite. Upstairs three further expansive bedrooms with master ensuite and a family bathroom.

## **Cornwall, Killurin, Co. Wexford Y21 PH21**

Elegantly positioned on an elevated site overlooking the River Slaney, this exceptional property enjoys breathtaking panoramic river and valley views in a truly tranquil setting. Located in Killurin, on the edge of the picturesque villages of Glynn and Crossabeg just off the R730, the property is less than 4km from the N11/M11 Dublin–Rosslare route and only 12km from the thriving town of Wexford, offering convenient access to all major amenities and transport links. This is an ideal countryside location, enhanced by the calming presence of the river below.

Local amenities in Killurin and Glynn include a primary school, church, shop/deli, takeaway, and several pubs, including the renowned Sycamore Tree, run by publicans Declan and Mary, which is within walking distance. Killurin Quay is located directly across from the property and features a slipway providing access to the river for boating and water exploration. The renowned Blue Flag beach at Curracloe is just a 20-minute drive away.

The location is highly suited to a modern hybrid lifestyle, with Dublin City Centre accessible in approximately 1 hour and 20 minutes via the M11 motorway, while Rosslare Harbour — the gateway to Europe — is just 30 minutes to the south. The property is also conveniently close to a range of excellent primary and secondary schools (with school bus services) and Wexford General Hospital.





Approached via a quiet riverside cul-de-sac, this secluded and peaceful setting immediately impresses. There is something truly special about Cornwall, Killurin, with expansive upstream views encompassing the River Slaney, Killurin Bridge, the railway line, and the rolling valley beyond, all framed by mature native Irish trees to create a picture-perfect landscape.

The accommodation is arranged over two floors and extends to approximately 210 sq.m / 2,260 sq.ft. The home offers four bedrooms, including a ground-floor bedroom with an adapted en-suite. Upstairs, three further bedrooms are generously proportioned and are best described as luxury suites, each benefitting from en-suite bathrooms and excellent closet space. The kitchen, dining, and sunroom area is exceptionally well designed to maximise the stunning river views and opens onto a south-facing patio and beautifully landscaped gardens. Throughout, the home has been thoughtfully designed to take full advantage of its riverside setting and is finished with tasteful, high-quality décor.

This is a must-see property, presenting a rare opportunity to acquire a superb family home in a stunning waterside location. Viewing is highly recommended and can be arranged by contacting the sole selling agents, **Kehoe & Associates**, on **053 9144393** or by email at [catriona@kehoeproperty.com](mailto:catriona@kehoeproperty.com)







## **ACCOMMODATION**

Entrance Hall                      6.97m x 1.70m      Tiled flooring throughout.

*Door leading through to:*

Front Sitting Room              5.62m x 3.86m      Solid timbe oak flooring throughout, feature bay window overlooking Slaney River views, Liscannor stone feature fireplace with solid fuel stove and Liscannor mantelpiece, built in solid timber tv display cabinet with open shelves and storage cabinetry underneath, both right and left of the fireplace.

*From central hallway glass doors leading to:*

Dining Room                      4.16m x 3.57m      Solid timber oak floors throughout, large window overlooking Slaney River views, recess lights.

*Open Alcove leading through to:*

Kitchen                              6.29m x 3.57m      Tiled flooring throughout, fully fitted kitchen with floor and eye level cabinets, ample worktop space with breakfast bar area, tiled splashback throughout, Bosch built in oven with our ring hob and extractor fan overhead, double drainer stainless steel sink under large window overlooking rear gardens, free standing Belling fridge freezer, integrated Hoover dishwasher.

*Double glass doors leading through to:*











## **ACCOMMODATION**

Sunroom	3.56m x 3.56m	Directly south facing with wrap around garden views with French doors leading out to the south westerly patio and steps rising to garden lawn area. Views of Killurin bridge and Slaney River.
<i>From Kitchen, door to:</i>		
L-shaped Utility Room	3.27m (max) x 2.95m (max)	Tiled flooring, pedestrian door leading through to rear garden and large window overlooking rear garden, space for washing machine, dryer, free standing gas cooker, ample chest freezer space.
Hot-press		Ample storage and access to all main plumbing.
Guest w.c.	1.68m x 1.47m	Tiled flooring, half wall tile surround with w.h.b with mirror and lighting overhead and w.c.
Ground Floor Bedroom 1	3.58m x 3.47m	Timber flooring throughout, large window overlooking rear garden.
Adapted en suite	2.07m x 1.74m	Tiled flooring, half wall tile surround, tiled floor to ceiling open shower with Triton T90si, w.h.b with mirror and lighting overhead and w.c.

*Timber carpeted staircase leading to:*









## **ACCOMMODATION**

### **First Floor**

Large Landing Area	5.20m x 4.51m	Velux overhead Wrap around staircase.
Bedroom 2	5.57m (max) x 5.25m (max)	Tongued and grooved pine flooring throughout with large window overlooking front garden and Slaney River views. Hatch to attic.
Walk in wardrobe	1.67m x 1.02m	Open shelves and rails. Second hatch to eave storage.
Bedroom 3	4.67m x 3.87m	Tongued and grooved pine flooring throughout. Feature large window overlooking River Slaney and downstream to Killurin bridge and upstream with castle views.
En suite	2.02m x 1.84m	Tiled flooring, half wall tile surround, enclosed shower with tiled surround with Redring Expressions 520TS, w.h.b with mirror overhead, w.c. and Velux overhead.
Bedroom 4	5.25m x 3.61m	Tongued and grooved pine flooring with large window overlooking front garden and River Slaney and downstream to Killurin bridge and upstream with castle views.
Large Hot-press	2.13m x 1.19m	Open shelves, dual tank to support solar thermal panels.
Family Bathroom	4.43m x 3.48m	Tiled flooring throughout, half wall tile surround, corner bath with chrome faucet and shower head, enclosed shower with Superjet pressure pump shower, w.h.b with mirror overhead and w.c.

**Total Floor Area: c. 210 sq.m / 2,260 sq.ft**

## **GARAGE**

Garage	4.52m x 3.57m	Front double door access, concrete ground, open shelves and electric supply.
Boiler House	2.08m x 1.69m	Concrete grounds, Grant oil boiler with light and electrical supply.













### Features

- Built in 2006
- Detached elevated home with river views
- Extending to c. 210 sq.m.
- 4 bedrooms, 3 bathrooms including a ground floor bedroom with ensuite.

### Outside

- Pristine landscaped gardens
- South facing patio off the sunroom
- Concrete driveway
- Green house
- Garden shed
- Site extending to c. 0.61 acres

### Services

- Private Well
- Treatment Plant System
- OFCH
- Solar Thermal Panels with Joule Tank in large hot-press
- Fibre Broadband

**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: Y21 PH21

















**Building Energy Rating (BER): C1 BER No. 113810469**

**Energy Performance Indicator: 162.88 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**

**CATRIONA MURPHY**

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