

FOR SALE

AMV: €395,000

File No.E380.CWM



“Tree Tops House”, Killincooley More, Kilmuckridge, Co. Wexford Y25 DK35

- "Tree Tops House" is a wonderful family bungalow located just off the eastern seas between Kilmuckridge & Blackwater, with its nearest beach only 1.7km at Tinnaberna Beach.
- Located 3.7 km from Kilmuckridge village with a host of amenities suiting countryside living, 7 km to Blackwater village and only 24 km from both Wexford & Gorey town.
- Built in 1994 a meticulously maintained property with a new boiler, all rear windows upgraded to double glazed pvc.
- Spacious 3-bedroom bungalow extending to c. 120 sq.m with exceptional finishes including fitted wardrobes.
- Set on c. 1.03 acres of landscaped gardens with much development potential.
- Accommodation in brief, storm porch, entrance hallway, sitting room with formal dining area, kitchen/dining room, impressive sunroom with underfloor heating, utility room, three bedrooms & two bathrooms.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

“Tree Tops House”, Killincooley More, Kilmuckridge, Co. Wexford Y25 DK35

A Coastal Countryside Retreat

This is a rare opportunity to secure a coastal home. Nestled between the popular coastal villages of Kilmuckridge and Blackwater, “Tree Tops House” offers the perfect blend of countryside comfort and seaside charm. Located just 1.7km from the golden sands of Tinnaberna Beach, and within easy reach of Wexford town (24km) and Gorey town (24km) this superb bungalow delivers space, quality, and convenience. Located just 3.7km from Kilmuckridge and 7km from Blackwater, “Tree Tops House” is perfectly positioned to enjoy village life with schools, shops, and leisure amenities close by.

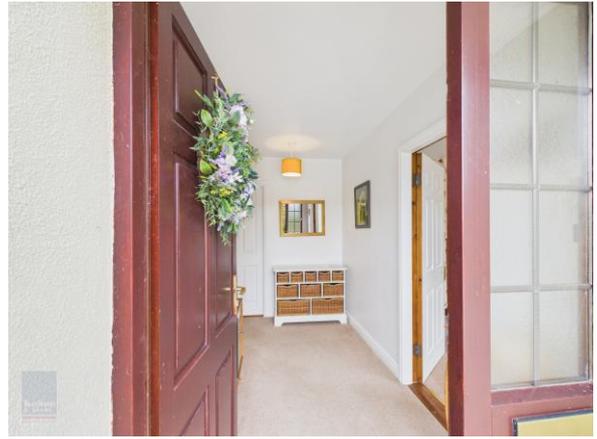
Built in 1994 and maintained to an exceptional standard, this impressive bungalow extends to approx. 120 sq.m (1,292 sq.ft). Set on a beautifully landscaped site of approx. 1.03 acres, the home boasts a sweeping driveway and a large south facing raised patio decking to the rear. There is ample space for parking and further development opportunities.



Inside, the accommodation comprises a welcoming front storm porch, entrance hallway, sitting room with formal dining space, kitchen/dining area, and a bright, spacious sunroom with underfloor heating. There's also a back porch with utilities. The bedroom quarters comprise of a large master bedroom with built-in slide robes and separate vanity area with lighting. Then two generously sized bedrooms, one with fitted wardrobes. There is two bathrooms, a family bathroom and a shower room

Early view of this property comes highly recommended, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.





ACCOMMODATION

Storm Porch	1.3m x 0.7m	Tiled flooring. Teak doorway with double glazed glass.
Entrance Hallway	3.16m x 1.65m	Carpeted flooring (including in sale Cube Unit). <i>Not included – Bookcase & Wooden tall plant stand).</i>
<i>Door leading through to:</i>		
Large Sitting/Dining Room	6.68m x 4.88m	L-shaped. Carpeted flooring throughout, dual aspect with large teak double-glazed windows overlooking front driveway and gardens, feature fireplace with ornate cast iron insert and timber surround (included in sale - dining room table x 6 chairs, Electric Fire, Sofa, 2 armchairs). <i>Not included in sale -sideboard & tv.</i>
<i>Sliding patio doors leading through to:</i>		
Sunroom	4.71m x 4.27m	Tiled flooring throughout, two Velux overhead, recess lights, open beams sitting with the apex roof, stunning apex large window overlooking rear gardens and paddock meadows, undulating hills, cattle, sheep and forestry and ever moving landscape. French doors leading out to expansive directly south facing raised patio decking with steps leading into the rear garden. (included in sale - Cube units x 2, 2 recliner armchairs, glass TV stand, red leather armchair, red leather sofa, coffee table, small side table/stool).

From Dining Area, doors leading through to:





ACCOMMODATION

Kitchen 4.70m x 2.83m Vinyl flooring, fully fitted kitchen with floor and eye level cabinetry, ample worktop space, stainless steel sink and drainer with tiled splashback throughout, free standing Hotpoint electric oven under extractor fan, free standing under counter Beko freezer, free standing Bosch dishwasher, free standing under counter Belling fridge, free standing Candy fridge freezer. Display cabinetry with further counter space underneath and cabinetry (*not included in sale -microwave*).

Glass door leading through to:

Utility Room 1.70m x 1.50m Vinyl flooring, pvc double glazed pedestrian door access leading through to rear garden and raised patio area. Beko washing machine and Whirlpool dryer stacked with storage cabinetry overhead. Newly installed Grant oil fired central heating burner with thermostat controls (included in sale white drawer, dryer & washing machine).

From the Kitchen, second door leading to:

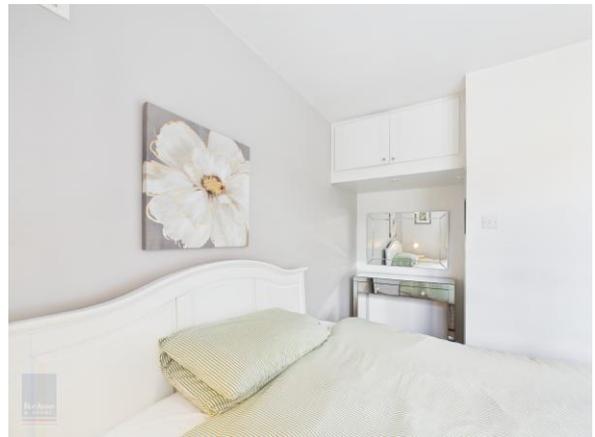


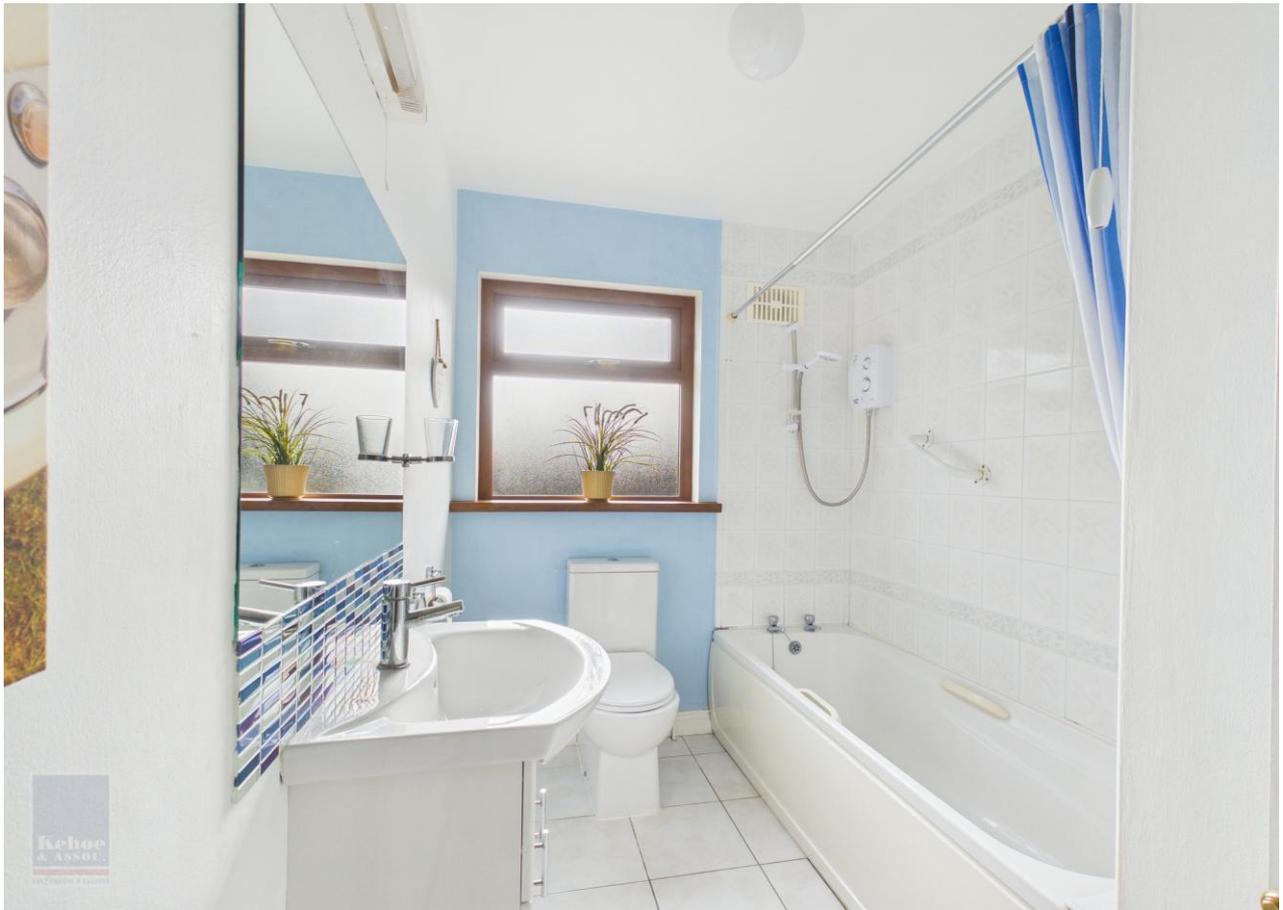


ACCOMMODATION

Accommodation	7.44m x 0.99m	Carpeted flooring throughout, hatch to attic overhead. At the end of the hallway is a hot-press with a fully insulated water cylinder tank and open shelves offer ample storage.
Corridor		
Master Bedroom to the end.	4.26m x 3.71m	Carpeted flooring throughout, large double glazed teak windows overlooking front garden and driveway, built in slide robes offer ample storage space, alcove with vanity station and lighting overhead with further built in storage cabinetry overhead (included in sale Bed with headboard, bedside drawers, glass dressing table).
Bedroom 2	3.35m x 2.59m	Carpeted flooring throughout, double glazed teak windows overlooking front garden and driveway (included in sale Bedside drawers x 2 Dressing table and stool wardrobe).
Bedroom 3	3.05m x 2.84m	Carpeted flooring throughout, double glazed pvc windows overlooking rear garden and meadows, double bay built in wardrobe.
Family Bathroom	2.83m x 1.82m	Tiled flooring throughout, bath with floor to ceiling tile surround, wall mounted Triton Novel SR electric shower, w.h.b with cabinetry underneath, mosaic tile splashback and mirror and lighting overhead and w.c.
Shower Room	2.52m x 1.23m	Tiled flooring, enclosed shower with floor to ceiling tile surround, Triton T90 xr electric shower, w.h.b with mosaic tile splashback and w.c, wall mounted storage cabinetry.

Total Floor Area: c. 120 sq.m / 1,292 sq.ft





Features

- Built in 1994
- Detached bungalow
- Extending to c. 120 sqm / 1,292 sq. ft
- 3 bedrooms, 2 bathrooms

Outside

- Site extends to c. 1.03 Acres
- South-westerly rear aspect
- Large, raised patio decking off the sunroom recently installed in 2023.
- Private rear garden with potential for a cabin in the lower garden with driveway access

Services

- Mains water
- Septic Tank
- New internal boiler in circa 2022 and new tank.
- Fibre Broadband

Please Note: The property is coming to market furnished with the exception of personal items, art & ornaments, soft furnishings, clocks, lamps, the hallway bookcase and the living room sideboard & Rattan garden furniture, log box in garden.

Included In Sale: All curtains and lampshades & all other outdoor garden furniture.

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: Y25 DK35







Building Energy Rating (BER): C3 BER No. 119226082
Energy Performance Indicator: 222 kWh/m²/yr

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

Sales Agent
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