

Price €195,000.00
Two Bedroom Cottage

Bernadette Denby
AUCTIONEER VALUER & ESTATE AGENT



Kilmisten Castlebridge Co. Wexford Y35 YD77

Charming 2-Bedroom Cottage on the R742 – Prime Location near Wexford Town & Curracloe Beach

Located just 4km from Wexford Town and 6km from the golden sands of Curracloe Beach, this 2-bedroom detached cottage (circa 53 sq.m.) offers a rare opportunity to step onto the property ladder in a highly sought-after area.

Set close to the road the land extends mainly to the rear – perfect for gardening, outdoor entertaining, or further development (subject to planning).

The cottage itself is in need of complete renovation, upgrading, and decoration both inside and out, making it an ideal doer-upper or renovation project for those with vision. With some creative flair and investment, this property could be transformed into a charming permanent residence or holiday home.

The property is accessed via a shared entrance over which it has a right of way

This is an executor sale and viewing is strictly by appointment

PSRA: 003908

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Entrance Hall

2.06m (6'9") x 0.95m (3'1") With laminate timber flooring and doors to:-

Bedroom 1

2.6m (8'6") x 2.05m (6'9") To the front of house with laminate timber flooring



Bedroom 2

3.62m (11'11") x 2.41m (7'11") To rear of house with window to side, laminate timber flooring



Kitchen/Dining

4.56m (15'0") x 3.33m (10'11") With waist level fitted presses, stainless steel sink, electric oven and hob, extractor, laminate timber flooring and doors to:-

Living Room

4.54m (14'11") x 3.1m (10'2") With laminate timber flooring, windows to front and rear



Utility Room

2m (6'7") x 1.7m (5'7") Plumbed with washing machine, tiled flooring, door to rear and door to:-

Shower Room

1.99m (6'6") x 1.98m (6'6") With floor to ceiling ceramic tiles, Triton T90 electric shower, w.h.b. & w.c.

Services

Mains esb, water, septic tank, oil fired central heating, double glazed windows and doors.

Outside

To the front the property is accessed via right of way over shared entrance to concrete parking area, to the rear is concrete yard leading to spacious rear garden with small storage shed.





Rear of House



Rear Garden & Shed



Features

- Prime location on the R742, with easy access to Wexford Town & Curracloe Beach
- Two-bedroom detached cottage, approx. 53 sq.m.
- Set on Circa 0.15 ha (circa 0.3706581 acres)
- Ideal for buyers seeking a project property
- In need of complete renovation/upgrading/decoration



Directions

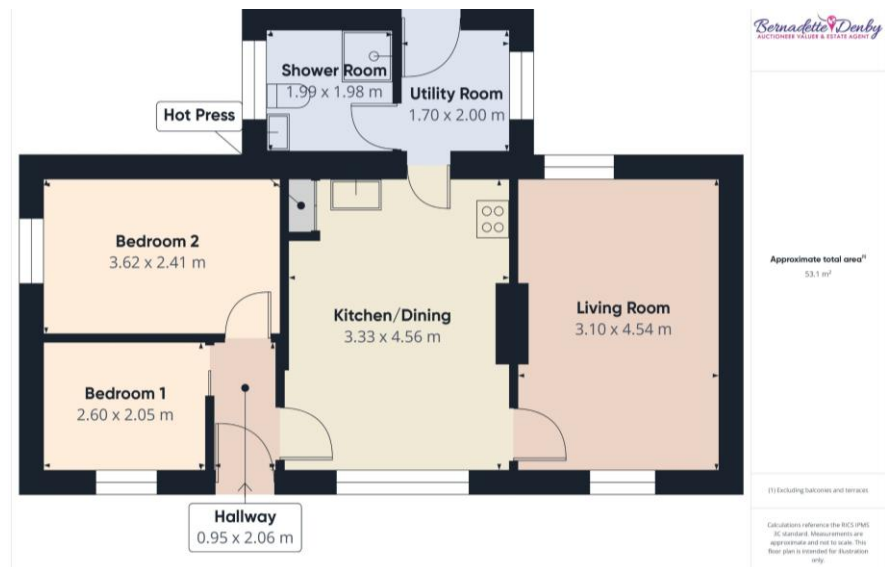
Coming out over Wexford bridge drive for 3.4kms on the R741 turn right at the sign for Curracloe/Blackwater continue on R742 for 1km the entrance to the cottage is at a dip in the road on your left hand side.

BER No:

118435973

Viewings

Strictly by appointment, 24 hours' notice required for this property.



Note: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied upon as a statement or representation of fact. 2. The vendor does not make or give nor is Bernadette Denby Auctioneer Valuer & Estate Agent or her staff authorised to make or give any representation or warranty in respect of this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and contract of sale the latter shall prevail. We do not hold ourselves responsible for any expense incurred in inspecting this property should it not be suitable already let, sold or withdrawn from sale.