

FOR SALE

AMV: €199,000

File No.E593.CWM



“Fuchsia Cottage”, Blackhall, Killurin, Co. Wexford Y21 RD29

- Traditional two-bedroom cottage dating from circa 1934, extending to approximately 46 sq. m. and retaining its original character.
- Generous 0.54-acre site offering excellent potential for gardens, outdoor living and future development, subject to planning permission.
- Strong local community and lifestyle amenities, including NS, GAA, rowing club, Community Youth Group and nearby forest walks and hikes.
- Convenient rural location within easy reach of Wexford Town and the beaches, with Local Link bus services connecting Glynn Village with Wexford Town.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

“Fuchsia Cottage”, Blackhall, Killurin, Co. Wexford Y21 RD29

“Fuchsia Cottage” is a traditional two-bedroom cottage dating from circa 1934, set on approximately 0.54 acres in a peaceful rural location. Extending to approximately 46 sq. m., the property retains its original character and offers excellent potential as a permanent home, weekend retreat or renovation project, subject to planning permission.

Accommodation comprises an entrance porch, sitting room, kitchen with solid-fuel stove and WC beneath the stairs. Upstairs are two bedrooms, one of which includes a sink and shower.



The generous site provides scope for gardens, outdoor living and further development, subject to the necessary permissions. The property is situated in a welcoming community with access to local NS and GAA facilities, a rowing club and Community Youth Group. Forest walks and hikes are available nearby, while the surrounding countryside and waterways offer opportunities for walking, cycling, and recreation.

Wexford Town is within easy reach, providing a wide range of shopping, educational, cultural, sporting and professional amenities. The beaches and coastline are also readily accessible. Local Link bus services operate from Glynn Village to Wexford Town, providing an additional transport connection.

Combining traditional cottage charm, generous grounds and a convenient location close to Wexford Town and the coast, Fuchsia Cottage offers considerable potential in an attractive and well-connected part of County Wexford.

It is highly recommended, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.



ACCOMMODATION

Entrance Hallway 1.84m x 0.92m Tiled flooring.

Door leading through to:

Sitting Room 3.58m x 2.27m Carpeted flooring, traditional cottage fireplace, which is currently blocked, coving, ceiling panels, splayed window with double glazed aluminium windows overlooking front garden area.

Off the Hallway:

Kitchen/Dining Area 3.07m x 3.64m Lino flooring, counter space with stainless sink and drainer, drawers and cabinetry storage area, tall press for fridge freezer (*please note the Hotpoint fridge freezer and Bosch dishwasher are not included in the sale*), splayed window with aluminium double glazed window timber panelling overhead, solid fuel stove with back boiler serving all the radiators throughout. Under staircase is the pressure pump valves for the back boiler and hot-press and w.c.

Carpeted staircase leading to:







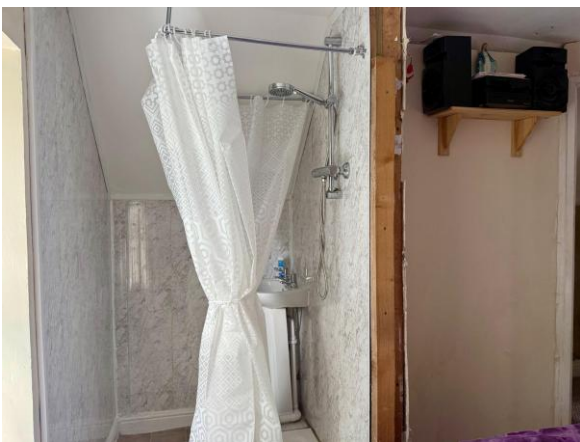
ACCOMMODATION

First Floor

Landing Area	1.34m x 1.10m	Carpeted flooring
Bedroom 1	3.01m x 3.82m	Timber floors and built in wardrobes, shower and w.h.b, aluminium window double glazed window overlooking side garden.
Bedroom 2	3.64m x 2.33m	Carpeted flooring, aluminium double-glazed window with slayed reveals overlooking rolling countryside views and forestry views.

Total Floor Area: c. 46 sq.m / 495 sq.ft.









Features

- Built in 1934.
- Two bedrooms.
- Extending to c. 46 sq.m / 495 sq.ft.

Outside

- Site area 0.54 acres.
- Gardens in lawn.
- Mature boundaries.
- Garden shed.
- Further outbuildings to rear.

Services

- Private well.
- Septic tank (to the right).
- Solid fuel stove.
- Fibre broadband available.

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 RD29



Building Energy Rating (BER): G BER No. 115590325
Energy Performance Indicator: 697.39 kWh/m²/yr

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

Sales Agent

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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141