Ref: 9388

RIAL COTTAGE, KILLINCOOLEY, KILMUCKRIDGE, GOREY, CO. WEXFORD Y25 EY72



QUINN PROPERTY

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Charming Four-Bedroom Family Residence On C. 0.5 Acres Of Spacious And Mature Grounds
For Sale by Private Treaty







LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to present this quaint countryside cottage to the market. Conveniently located along the Kilmuckridge to Blackwater Road, this idyllic residence would make the perfect family home. Situated 2km from the vibrant village of Kilmuckridge, offering a good range of amenities, including primary and secondary schools, shops, restaurants, pubs and hotel. A local link bus provides daily commuter services to Gorey town, which is 20km away and offers an extensive range of amenities and facilities to include an excellent selection of schools, restaurants, cafés, shops, pubs, hotels, a cinema, theatre, and sporting facilities including GAA and rugby grounds, along with an extensive range of leisure amenities such as golf courses, swimming pools, and leisure centres. This property is also just minutes away from a selection of many golden sandy beaches, being 3km from Tinnaberna Beach, 5km from the Blue Flag' Morriscastle Beach, 6km from Blackwater, 12km from Ballinesker and 14km from Curracloe.

Discover the perfect blend of country charm and coastal living in this beautifully restored, four-bedroom cottage. Viewings of 'Rial Cottage' is highly recommended to those seeking a peaceful and tranquil setting in a highly accessible location.

This home is presented in beautiful condition with accommodation comprising of an entrance hall, a light filled living room, stylish kitchen with double doors to a rear decking area, two bedrooms and a bathroom on the ground floor. Further with two well-appointed bedrooms, one ensuite and a versatile dressing room, which could easily be adapted to suit a variety of needs, on the first floor.

Occupying a private and enclosed site of approximately 0.5 acres, the property enjoys a peaceful and scenic countryside setting, offering a wonderful sense of privacy and tranquillity. The grounds are accessed through iron gates and along a gravel driveway, leading to a generous garden area with ample outdoor space. A new composite decking area has recently been installed and provides the perfect setting for outdoor entertaining, currently enjoyed as an al fresco dining and barbecue area during the summer months. A recently installed garden shed offers ample storage space for various garden equipment. The generous site also offers excellent potential for further development, with ample room to accommodate an extension or modular home, subject to the necessary planning permission

SERVICES AND FEATURES:

Mains Water
Septic Tank
Oil Fired Central Heating
Property Extends To: C. 100m^2
Built 1895
Composite Decking Has A 20 Year Guarantee

BER DETAILS:

BER: E1
BER No.: 107751570
Energy Performance Indicator: 309.12 kWh/m^2/yr







Entrance Hall:	1.7m x 1.8m	Laminate flooring.
Living Room:	3.1m x 5.5m	Laminate flooring, solid fuel stove, ample natural light.
Kitchen / Dining Room:	3.7m x 3.6m	Laminate flooring, fitted units at waist and eye level, plumbed for a dishwater, gas hob, double doors to rear decking.
Hallway:	4.2m x 1.0m	Laminate flooring.
Bedroom 1:	2.3m x 2.5m	Carpet flooring, fitted wardrobe.
Bedroom 2:	2.1m x 2.9m	Laminate flooring.
Bathroom:	1.6m x 1.4m	Fully tiled, W.C., W.H.B., shower.
Landing:	0.9m x 0.8m	Carpet flooring.
Dressing Room:	2.5m x 3.6m	Carpet flooring, dual aspect.
Bedroom 3:	3.4m x 3.6m	Carpet flooring.
Master Bedroom:	3.0m x 3.6m	Carpet flooring, hotpress, ensuite.
Ensuite:	1.4m x 2.1m	Fully tiled, W.C., W.H.B., shower.

A.M.V: €300,000







Idyllic Four-Bedroom Countryside Cottage - Early Viewing Advised

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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

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