

FOR SALE

AMV: €190,000

File No.D956.CWM



“Elladon Cottage” at Cousinstown, Bridgetown, Co. Wexford Y35 A0X6

This property is eligible to apply for the refurbishment grant.

- Opportunity to own and renovate a residential property near vibrant villages, coastal areas and Wexford town.
- Detached bungalow in need of refurbishment extending to c. 65 sq.m. built in the 1977.
- Positioned on a substantial site of c. 0.93 acres (registered under Folio WX4140F), the property offers excellent potential for a self-build project.
- The existing cottage could serve as an ideal gate lodge or secondary dwelling, adding character and functionality to any future development on the site.
- Located in Cousinstown, Bridgetown with easy access to Wexford town, Ballyhealy Beach, Kilmore Quay & Rosslare.
- Accommodation layout comprises an entrance hall, sitting room with open fire, kitchen, utility room, bathroom and three bedrooms all with open fires.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

“Elladon Cottage” at Cousinstown, Bridgetown, Co. Wexford Y35 A0X6

This property is eligible to apply for the refurbishment grant.

“Elladon” is a detached cottage in Cousinstown presents a rare opportunity to acquire a property in one of County Wexford’s most sought-after coastal locations. Set within a peaceful rural landscape, the property enjoys a convenient position approximately 12 km from Wexford town, a vibrant and historic centre offering an extensive range of retail, educational, cultural and leisure services. The village of Bridgetown is just 1.5 km away and provides excellent everyday amenities including both primary and secondary schools, a church, childcare facilities, local shops, pharmacy, hairdressers and popular takeaway outlets, sandy beaches at Ballyhealy and Kilmore Quay, ensuring all essential services are within easy reach.

The surrounding area of Ballycogley is steeped in history and natural beauty. Nearby stands the impressive ruins of Ballycogley Castle, a striking 16th-century Norman tower house that reflects the region’s rich heritage. The locality is also close to the scenic coastline of Bannow Bay and the wider Hook Peninsula, an area renowned for its rugged coastal scenery, sandy beaches and important historical sites. This tranquil setting combines the charm of the countryside with proximity to the sea, making it particularly attractive to those seeking a peaceful lifestyle while remaining connected to the cultural depth of Wexford’s historic landscape.



The property, registered under Folio WX4140F, has been unoccupied for over four years and offers significant potential for redevelopment or restoration. The existing dwelling is a single-storey bungalow extending to approximately 65 sq.m and sits on a generous site of about 0.93 acres. The spacious grounds provide ample room for gardens, outdoor living space or possible extension (subject to the necessary planning permission). The current accommodation comprises an entrance hallway, a comfortable sitting room, kitchen, utility room, three bedrooms and a family bathroom.

Whether envisaged as a renovation project, a new family home through redevelopment of the site, a countryside retreat, or a holiday residence within easy reach of the coast, this property offers exceptional potential in a truly idyllic location.

Early viewing is highly recommended. For further information or to arrange an appointment to view, please contact Kehoe & Associates on 053 9144393.

Ballyhealy Beach



Kilmore Quay



Rosslare Strand



Bridgetown Canal





ACCOMMODATION

Front Cottage Porch 1.09m x 1.01m

Hallway 8.41m x 1.06m

Kitchen 4.49m x 3.28m

Leading through to all accommodation.

Fitted cabinetry with stainless steel sink.
Fireplace which is blocked up.

Doors leading through to:





ACCOMMODATION

Back Hall	2.40m x 1.12m	Pedestrian door access leading out to rear gardens and outbuilding.
Sitting Room	3.27m x 2.40m	Open fire.
Bedroom 1	3.25m x 2.40m	Original timber boards and open fire.
Bedroom 2	3.29m x 2.82m	Original timber boards and open fire.
Shower Room	2.43m x 2.01m	Tiled floors, floor to ceiling tile enclosed shower with Triton T90z, w.h.b. and w.c.

Total Floor Area: c. 65 sq.m / 700 sq.ft





Features

- Eligible for the refurbishment grant
- Built in 1977
- Extending to c. 65 sqm
- Detached Bungalow Cottage

Outside

- Site extends to 0.93 acres
- Mature boundaries
- Development potential
- Storage outbuilding

Services

- Mains water
- Septic Tank
- Boiler needs to be replaced
- Fibre Broadband is available in the area

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: Y35 A0X6



Building Energy Rating (BER): E2 BER No. 119122851
Energy Performance Indicator: 378.44 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