

# FOR SALE

AMV: €299,000

File No.E245.CWM



## **“Rial”, Killincooley, Kilmuckridge, Wexford Y25 EY72**

- **“Rial Cottage” is a wonderful family home located just off the eastern seas between Kilmuckridge & Blackwater, with its nearest beach only 2.9km at Tinnaberna Beach.**
- **Located 2.4 km from Kilmuckridge village with a host of amenities suiting countryside living and only 6.7 km to Blackwater village and only 24 km from Wexford town.**
- **Built in 1895 with a series of extensions and refurbished in 2022 to include new flooring throughout, new staircase, new kitchen, new shower room and new boiler.**
- **Four-bedrooms, two-bathrooms extending to c. 100 sq.m set on c. 0.49 acres of gardens with gravel driveway and a raised composite patio.**
- **Accommodation in brief, entrance hallway, sitting room, kitchen/dining room, two ground floor bedroom with a shower room. Upstairs two further bedrooms with a master ensuite and a large walk-in-wardrobe.**
- **To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393**

# **“Rial”, Killincooley, Kilmuckridge, Wexford Y25 EY72**

## ***“Rial Cottage” – Your Coastal Countryside Retreat***

Discover the charm of Rial Cottage, a beautifully refurbished four-bedroom detached home perfectly positioned between the picturesque villages of Kilmuckridge and Blackwater on Ireland’s eastern coastline. Just 2.9 km from the sandy shores of Tinnaberna Beach, this idyllic property offers the best of both coastal and countryside living. Set on approximately 0.49 acres of mature gardens, the home features a gated entrance, gravel driveway, a south-facing raised composite patio, and a tranquil lawn area — ideal for outdoor relaxation or family gatherings.

Originally built in 1895, Rial Cottage has been extended in the 1950s and fully refurbished in 2022, blending its period character with modern comfort. The recent upgrades include new flooring throughout, a contemporary kitchen, new staircase, modern shower room, and a new boiler. Inside, the home extends to approximately 100 sq.m, featuring a welcoming entrance hallway, a bright sitting room, and a spacious kitchen/dining area. Two comfortable ground-floor bedrooms and a shower room offer convenience, while upstairs you’ll find two additional bedrooms, including a master suite with ensuite bathroom and large walk-in wardrobe or perhaps a second sitting room.





Enjoy the peaceful rhythm of country life while staying connected to local amenities:

Kilmuckridge village (2.4 km) offers shops, cafés, schools, and sports facilities, while Blackwater village (6.7 km) provides charming pubs and coastal walks. For more extensive services, Wexford Town is just 24 km away, offering shopping, restaurants, and transport links.

With mains water, septic tank, oil-fired central heating (2022), and high-speed fibre broadband (Sky), Rial Cottage combines rural tranquillity with modern living.

To arrange a private viewing of this exceptional home, please contact the sole selling agents, Kehoe & Assoc., on 053 9144393.

Rial Cottage – a timeless family home where countryside charm meets coastal comfort.



## **ACCOMMODATION**

|                                                                                  |               |                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Entrance Hall                                                                    | 1.89m x 1.79m | Tiled flooring, window overlooking rear gardens.                                                                                                                                                                                                                                                                                                                                     |
| <i>Open plan flow to:</i>                                                        |               |                                                                                                                                                                                                                                                                                                                                                                                      |
| Sitting Room                                                                     | 5.50m x 3.11  | Steps down to timber laminate flooring, dual aspect windows overlooking front of house and rear gardens. Solid fuel stove with granite stone hearth, tv points and electrical points.                                                                                                                                                                                                |
| <i>Glass door leading through to:</i>                                            |               |                                                                                                                                                                                                                                                                                                                                                                                      |
| Kitchen/Dining Room                                                              | 3.70m x 3.64m | Tiled flooring. Kitchen renovated in 2020 with new kitchen and includes floor and eye level cabinets, ample worktop space, stainless steel sink and drainer with tiled splashback, window overlooking front of house with French doors leading out to raised composite patio area, space for cooker, extractor fan, space for dishwasher, space washing machine and space for dryer. |
| <i>From opposite side of sitting room, corridor leading to bedroom quarters:</i> |               |                                                                                                                                                                                                                                                                                                                                                                                      |
| Corridor                                                                         | 4.23m x 1.50m | Step up. Timber laminate flooring and window overlooking rear gardens.                                                                                                                                                                                                                                                                                                               |
| Bedroom 1                                                                        | 2.56m x 2.33m | Carpeted flooring, large window overlooking front of house. Storage alcove with hanging rail and electric points.                                                                                                                                                                                                                                                                    |
| Bedroom 2                                                                        | 2.99m x 2.18m | Timber laminate flooring, large window overlooking front of house, electric points.                                                                                                                                                                                                                                                                                                  |
| Shower Room                                                                      | 1.66m x 1.41m | Completely renovated in 2020, tiled flooring, subway tile surround, enclosed shower with floor to ceiling tile, pressure pump shower set and glass doors, w.h.b with cabinetry underneath, wall mounted mirror and cabinetry within and w.c.                                                                                                                                         |

*New staircase installed with carpeted flooring leading to:*











## **ACCOMMODATION**

### **First Floor**

Landing Area

Dressing Room 3.62m x 3.01

*Door leading through to:*

Bedroom 4 3.62m x 3.42m

Master Bedroom 3.65m x 3.13m

En suite 2.21m x 1.46m

Splits to right and left.

To the right with carpeted flooring throughout.

Carpeted flooring, dual aspect with window overlooking rear garden and driveway  
Opposite side of staircase. Carpeted flooring, window overlooking rear garden.

Tiled flooring, floor to ceiling tile surround, large pressure pump shower with rainwater shower head, w.h.b. with cabinetry space underneath, mirror overhead and w.c.

**Total Floor Area: c. 100 sq.m / 1,076 sq.ft**







### Features

- Built in 1895, detached country cottage
- 4 bedrooms, 2 bathrooms
- Extending to 100 sq.m

### Outside

- Enclosed private site extending to 0.49 acres
- Gated entrance with stone driveway
- Ample carparking space
- Raised composite decking perfectly positioned to capture sunlight through the day

### Services

- Mains water
- Septic tank
- OFCH – (installed in 2022)
- Fibre broadband with Sky

**Note:** Electrical appliances not included in the sale.

**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 EY72



**Building Energy Rating (BER): E1    BER No. 107751570**  
**Energy Performance Indicator: 309.12 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**  
**CATRIONA MURPHY**  
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