

FOR SALE

AMV: €350,000

File No. C280.CM



71 Elderwood, Castlebridge, Wexford

- Only 5 minutes' drive from Wexford, Curracloe Beach and The Raven Forest.
- Exquisite c. 2,217 sq. ft. 4 bed detached family home.
- Walking distance to all amenities in Castlebridge village
- Large site with water views of The River Slaney.
- Acc. briefly comprises; entrance hallway, guest w.c., sitting room, kitchen/living/dining room, sun room, utility room, 4 bedrooms, (master en-suite), family bathroom.
- Viewing strictly by prior appointment with the sole selling agents only.



**Kehoe
& ASSOC.**

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LOCATION: Situated at Elderwood, this superbly appointed family home is within walking distance of all amenities at Castlebridge Village. This includes primary school, post office, pharmacy, church, restaurant, supermarket, etc. There is a child care/crèche facility situated within the Elderwood development, only a few minutes' walk from No. 71. All in all it is an exceptional location. Only 5 minutes' drive from Wexford town and a similar distance to both Curracloe Beach and The Raven Forest with some wonderful walks on offer. Elderwood is located on the Wexford to Castlebridge road with easy access to the R741 and only 30 minutes' drive from Gorey Town and 10 minutes' drive from the new M11 Motorway, due to be completed in mid-2019.

GENERAL: Built by Noonan Construction, this is an excellent two storey detached property finished to exacting standards. It extends to c. 2,217 sq. ft. with very well laid out architect designed and free-flowing accommodation. One particular feature is the large family room comprising kitchen/living/dining, with sun room adjacent. This is a south facing living space, overlooking the garden with some fantastic views over the River Slaney. There is a separate sitting room, utility room (with laundry chute) and guest w.c. Upstairs there are 4 spacious bedrooms (one with en-suite), large shelved hotpress and family bathroom. This superb home is further enhanced by the well maintained lawn, new garden shed and private driveway with parking for several cars. Viewing is essential to appreciate all that is on offer at No. 71 Elderwood.

VIEWING: To arrange a suitable viewing time, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.



ACCOMMODATION

Entrance Hallway	5.28m x 4.13m	With timber floor covering, storage beneath stairs, telephone & multiple power points, alarm panel.
Guest W.C.	1.76m x 1.58m	With w.c. and w.h.b. Timber floor covering, tiled splashback.
Sitting Room	6.13m (max) x 4.35m	With feature fireplace, marble hearth & inset, hardwood timber surround. Feature bay window, timber floor covering, t.v. point.
Open Plan Kitchen/ Living/Dining Room with Sun Room Adjacent	Living Area 6.18m x 3.84m	Feature cut-stone fireplace with cast iron inset stove, timber floor covering, French doors to outside leading to limestone handcut extensive patio area.
	Kitchen/Dining 6.94m x 3.57m (ave)	Fitted kitchen, extensive wall and floor units, integrated appliances including two ovens, fridge freezer, induction hob and dishwasher. Contemporary stainless steel sink unit with double drainer, stainless steel extractor hood.
	Sun Room 3.71m x 3.90m	With vaulted ceiling, timber floor covering, feature window and French doors to extensive patio area. Wonderful water views across the River Slaney.

Stairs to first floor

Spacious Landing Area	4.60m x 2.08m + 3.82m x 2.05m	With timber floor covering and balcony area overlooking entrance hallway. Walk-in hotpress with fitted shelving, immersion heater. Folding staircase leading to attic.
Bedroom 1 En-suite	4.56m x 4.35m 2.53m x 2.27m	With extensive fitted wardrobes, feature bay window. W.C., w.h.b., shower stall with Triton power shower, tiled floor, splashback and shower stall. Feature porthole window to front.
Bedroom 2	5.52m (max) x 3.38m	With water views, fitted wardrobes and blackout external shuttering.
Bedroom 3	4.34m x 3.64m	With water views, fitted wardrobe and external blackout window shutters
Bedroom 4 Bathroom	3.33m x 2.98m 3.25m x 2.28m	With water views and external blackout window shutters. W.C., w.h.b., fitted wall cabinet with mirrored doors. Bath with shower connection, separate shower stall with Triton power shower, tiled floor, bath, splashback and shower stall. Feature laundry chute leading to utility room.

Total Floor Area: c. 206 sq.m. / 2,217 sq.ft.





FEATURES

- Property in excellent order.
- Extensive accommodation.
- Extending to c. 2,217 sq.ft.
- 4 large bedrooms.
- Walking distance to all amenities.
- Only a few minutes' walk from crèche and montessori
- Easy walking distance to all amenities at Castlebridge village.
- 5 minutes' drive to Wexford town.
- 5 minutes' drive to Curracloe beach and Raven Forest walks.

OUTSIDE

- Large site with extensive lawn area.
- Extensive limestone patio area.
- Water views over the River Slaney.
- Two sets of French doors leading to patio.
- South facing aspect, ideal for all-day sun.
- Concrete driveway with parking for several cars.

SERVICES

- Mains water
- Broadband
- UPVC Double Glazing
- €300 per annum management.
- Telephone
- OFCH

PLEASE NOTE: The following items are included in the sale; blinds, window shutters, carpets and integrated kitchen appliances. Please note the utility room appliances, playground and trampoline may be available at an agreed price extra.

DIRECTIONS: From Wexford town proceed over the bridge heading towards Castlebridge. As you enter Castlebridge village Elderwood is the first development on the left hand side. Proceed into the Elderwood development, continue straight ahead for 250m and the property for sale is on the left (For Sale sign – No. 71 Elderwood). Y35 C584.

Building Energy Rating (BER): B2

BER No.: 109680785

Energy Performance Indicator: 120.61 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

Kehoe & Assoc.,
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Wexford
053 9144393

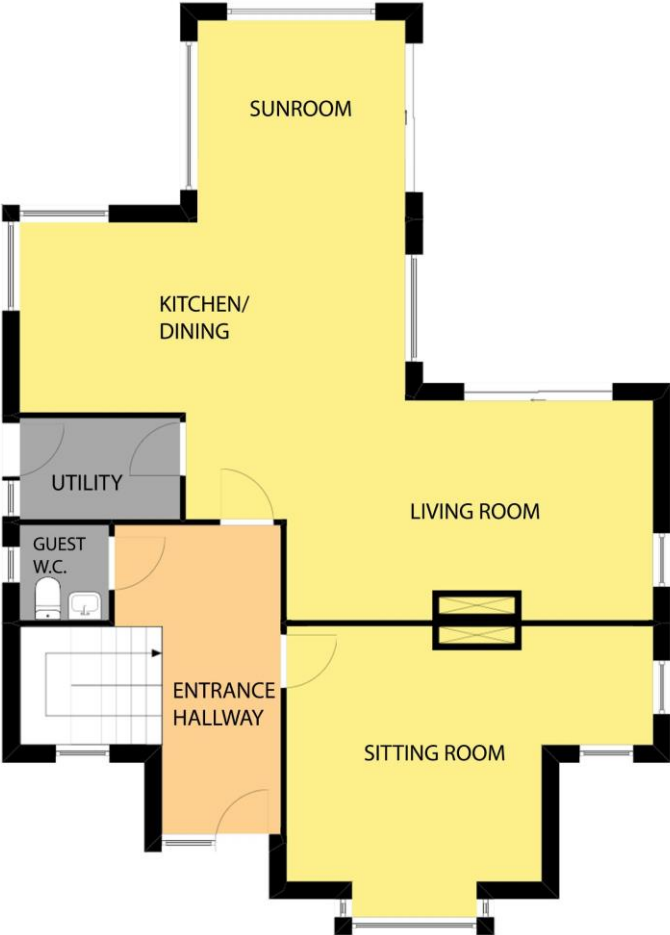
www.kehoeproperty.com

Email: sales@kehoeproperty.com



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

GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.