

FOR SALE

AMV: €320,000

File No. c570.CM



‘Este’, Ballyboggan Lower, Castlebridge, Wexford

- Complete privacy, peace and seclusion yet only 3 miles from Wexford town
- Slaney Estuary River views from living room & first floor
- Stone wall entrance gates and mature gardens leading up to this special site.
- Beautifully presented 4 bedroom, 2 bathroom dormer, extending to c. 149 sq.m. / 1,604 sq.ft.
- Acc: storm porch, entrance hallway, sitting room, kitchen/dining/living, utility, guest w.c., 4 bedrooms and family bathroom.
- Viewing strictly by prior appointment with the sole selling agents only.



**Kehoe
& ASSOC.**

‘Este’, Ballyboggan Lower, Castlebridge, Wexford

A rare opportunity to acquire a south-west facing home, with river views, on a spectacular site. The accommodation is well proportioned and laid out over c. 1,604 sq.ft. / 149 sq.m. The location is central to Castlebridge, within walking distance of all amenities at Castlebridge village including, restaurants, pubs, pharmacy, post office, shops, schools, church and waterfall at Eden Vale. Castlebridge itself is only 3 miles from Wexford town and easy access to both the M11 & R741 Gorey road and Rosslare Euro Port. Internally the accommodation is characterised by space and light with features such as double-height vaulted ceilings, two sets of French doors in kitchen/dining area leading out to extensive decking.

The mature gardens around the house are easily maintained featuring elegant lamp 3 lamp dual posts and entrance lighting.

Viewing comes highly recommended and is strictly by prior appointment with the sole selling agents. To arrange a suitable viewing time, contact the sole selling agents, Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.



ACCOMMODATION

Entrance Hallway	3.78m x 2.40m	With extensive tastefully built-in storage underneath stairs. Vaulted ceiling with feature stained glass within a special round window and additional window on first floor.
Kitchen/Dining Room	8.08m x 4.65m	Fitted kitchen, wall and floor units. Electric cooker, 5-ring gas hob, stainless steel sink unit, splashback, island unit with storage space, tiled floors. Bright, spacious and well-lit with 2 sets of French doors leading to patio decking.
Utility Room	2.30m x 1.47m	Fitted wall and floor units, plumbed for washing machine and dryer. Counter top with built-in sink. Door leading to outside.
Guest W.C.	2.48m x 0.85m	W.C., shower stall with Triton T980 shower, tiled floors and walls.
Sitting Room	4.71m x 4.53m (max)	Feature timber fireplace, bay window overlooking Slaney Estuary and t.v. points.
Timber staircase, carpeted, passing special stained glass windows.		
Spacious Landing	5.59m x 1.95m	Hotpress with dual fuel immersion and ample shelving.
Master Bedroom	4.14m x 2.71m	Carpet flooring, large fitted Sliderobes, t.v. point. Door to balcony with extensive river views.
Bedroom 2	3.41m x 2.71m	Fitted wardrobe, large windows overlooking garden. Carpet flooring.
Bedroom 3	3.52m x 1.69m	Carpet flooring.
Bedroom 4	4.73m (max) x 3.91m (max)	Carpet flooring and fitted wardrobes.
Family Bathroom	3.38m x 2.93m	With w.c, bidet, w.h.b., Jacuzzi bath. Corner shower stall with power shower. Attic access via Stira.

Total Floor Area: c. 149 sq.m. / 1,604 sq.ft.





Features

- Balcony with river views.
- South-west facing site.
- Complete privacy, peace and seclusion.
- Walking distance to all village amenities including high quality restaurants, pharmacy, pubs, shops, church, school, post office & waterfall at Eden Vale.
- c. 0.23 hectare / 0.56 acre site

Outside

- Views over Slaney Estuary
- Ample parking.
- Tarmac, kerbed driveway
- Mature private site with mature trees, plants, shrubbery and flowers.
- Dual lamp post lighting.
- Extensive decking with double access points from house, wrapping on the southern side.
- Large private patio area to the rear, behind garage.
- Large garage – c. 40 sq.m.

Services

- Mains drainage
- Mains water.
- Drainage
- ESB
- Broadband
- uPVC windows – many recently installed in c. 2015, therefore still under guarantee.
- OFCH

DIRECTIONS: In Castlebridge village take the Crossabeg road passing the old primary school on the right hand side. Continue for approximately 300m before reaching the 80kph sign. There is a row of houses on the left hand side. Turn sharp left immediately before the cream coloured cottage. Continue down here taking the third entrance on the left hand and the property for sale is signposted.

Eircode: Y35W7P3



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 misstatement. 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.

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Building Energy Rating (BER): D1 BER No.: 113212856
Energy Performance Indicator: 241.12 kWh/m²/yr

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

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