

FOR SALE

AMV: €145,000

File No. c571.BF



3 Castle View, Kilmore Quay, Co. Wexford.

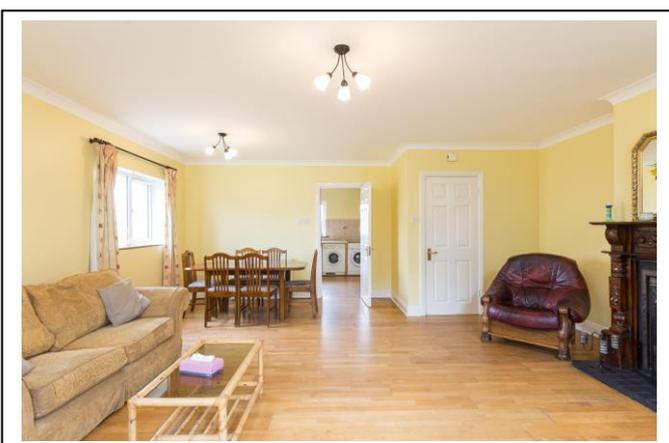
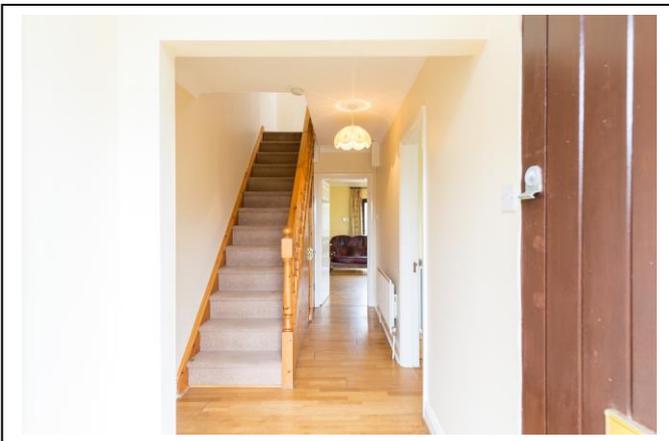
- Walking distance of beach, marina etc.
- Convenient village centre location.
- Presented in excellent condition.
- Viewing is strictly by prior appointment with the sole Selling agents only, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Castle View is located in the picturesque fishing village of Kilmore Quay in South County Wexford. It is right in the heart of the village only a short stroll from all village amenities including The Marina, beach, pubs, shops, restaurant, etc. The property is presented in excellent condition throughout with spacious free flowing accommodation and generously proportioned light filled rooms. From the first floor there are some lovely views of the Castle (hence the name) and the surrounding countryside. There is a concrete drive and garden to the front, enclosed garden to the rear with concrete patio area and lovely sunny aspect perfect for outdoor dining. This is a particularly wide site with excellent frontage and ample space to extend (SPP). There is also a spacious boat shed/workshop (approx. 5.4 m x 3.6m). This property would make an excellent family home within walking distance of all village amenities and bus services to both primary and secondary schools. Given its proximity to the beach and marina it would also have much to offer as a holiday home. Early viewing recommended - Contact Wexford Auctioneers Kehoe & Assoc. 053-9144393 in info@kehoeproperty.com

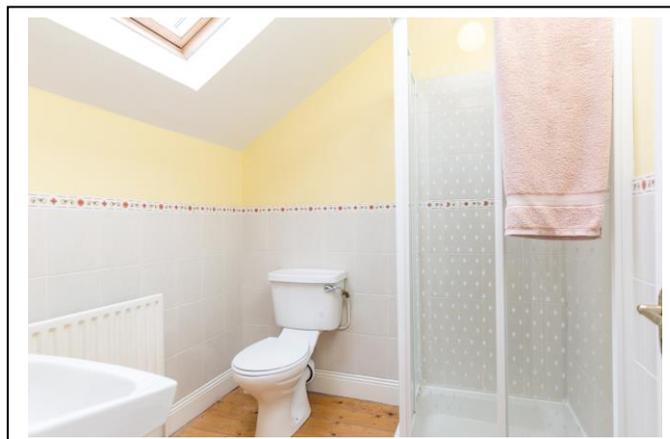
Early viewing of this quality home comes highly recommended. For further information contact Wexford Auctioneers Kehoe & Associates at 053 9144393



Accommodation

Entrance Hallway	5.43m x 1.79m	With timber floor and coving.
Cloaks Closet		
Toilet	1.57m x 0.77m	With timber floor
Kitchen	3.07m x 3.63m	With built-in floor and eye-level units, electric cooker, plumbing for washing machine, part-tiled walls and tiled floor. Door to:
Living/Dining Room	6.16m x 5.56m	With feature cast iron open fire place, coving, timber floor and french doors to rear garden.
Stairs to first floor		
Bedroom 1	2.56m x 3.39m	With built-in wardrobes and timber floor.
Bedroom 2	2.87m x 3.42m	With built-in wardrobes and timber floor.
Bathroom	1.83m x 2.06m	Bath with shower mixer taps, w.c, w.h.b, part-tiled walls and tiled floor.
Walk-in Hotpress		With dual immersion
Bedroom 3	3.47m x 3.69m	With excellent range of built-in wardrobes, timber floor and shower room/ensuite.
Shower Room/Ensuite	1.97m x 1.95m	Shower stall with electric shower, w.c, w.h.b, part-tiled walls and tiled floor.

Total Floor Area: c. 107 sq. m. / (c.1,152 ft.)



Features

- Convenient village centre location.
- Walking distance of beach, marina etc.
- Presented in excellent condition.
- Ample space to extend (SPP).

Outside

- Concrete drive
- Concrete patio area
- South facing rear garden
- Boat shed/workshop

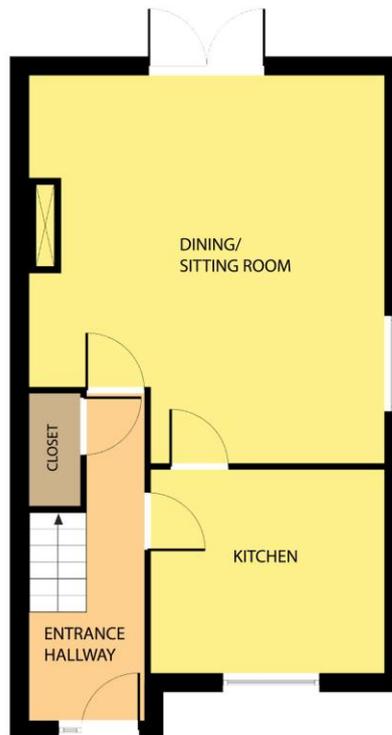
Services

- Mains water
- Mains electricity
- Mains drainage
- OFCH

DIRECTIONS: From the village centre take the Baldwinstown Road, passing The Silver Fox Restaurant on the left. Proceed up this road passing The Burrow Shop on the right and take the next right. Continue up this road and No. 3 Castle View is on the right-hand side. For Sale Sign. Eircode: Y35YW61



GROUND FLOOR

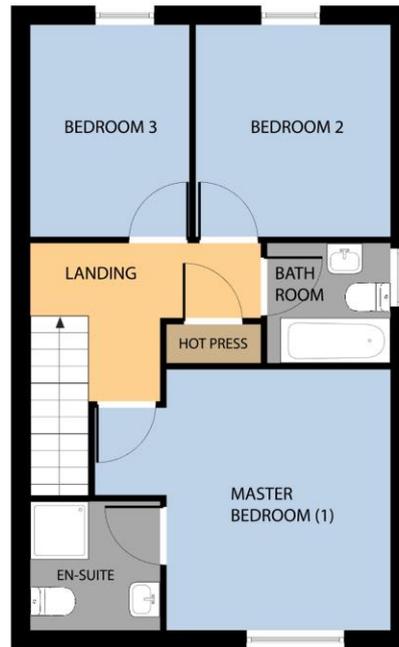


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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FIRST FLOOR



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Building Energy Rating (BER): D1

BER No.: 113235113

Energy Performance Indicator: 247.02 kWh/m²/yr

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