

FOR SALE

AMV: €225,000 (Fully Furnished)

File No. c602.CM



Galbally, Curracloe, Co. Wexford

- Peaceful country setting, close to coast, Curracloe and The Raven Forest.
- Wonderful 3 bedroom family home extending to c. 125 sq.m. / 1,346 sq.ft.
- Situated on c. 0.47 acre site with lawns and mature front gardens.
- Offered for sale fully furnished.
- Acc.: entrance hallway, living room, kitchen/dining room, sun room, 3 bedrooms (one en-suite), family bathroom. Separate garage.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe
& ASSOC.**

This 3 bedroomed family home is close to the coast at Curracloe and the wonderful walks of The Raven forest, all only 4km away. It is presented for sale in good condition. Boasting bright, light-filled and free-flowing flexible accommodation. The south facing sun room positioned off the kitchen/dining is warm and inviting. Outside the site extends to circa 0.47 acres with lawns to the rear and mature front gardens. A sunny aspect garden throughout offers an ideal setting for any garden gathering. The property is offered for sale fully furnished. The location is superb, quietly tucked away, only 2km from Curracloe village. It is only a short drive to Wexford Town and a choice of sublime sandy beaches and walks. This is a wonderful family property.

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ACCOMMODATION

Entrance Hallway	5.39m x 1.99m	Tiled flooring, hotpress with extensive storage..
Living Room	4.07m x 3.88m	Feature open fireplace with cast iron inset and timber surround. Hardwood timber flooring and t.v. points.
Kitchen/Dining Room	7.51m x 3.26m	A large bright room with sliding doors to south facing sun room. Fully fitted wall and floor timber units including integrated double oven, integrated Whirlpool gas hob & extractor fan. Dishwasher, washing machine and integrated fridge. Timber worktop with drainer to Belfast sink unit, tiled splashback. Tiled flooring.
Sun Room	3.20m (max) x 3.12m	Tiled flooring. Door leading to rear garden.
Bedroom 3	3.87m x 2.30m	Twin bedroom overlooking rear garden. Timber laminate flooring.
Family Bathroom	2.51m x 1.71m	Tiled flooring. Bath with shower fitting, w.c. & w.h.b.

Timber carpeted staircase to first floor

Master Bedroom	5.33m (max) x 3.86m	Large double room overlooking front garden. Hardwood flooring, t.v. point. En-suite – with tiled walls and timber floor. Shower stall with Triton T90z shower, w.c. & w.h.b.
Bedroom 2	4.67m (max) x 3.24m	Large twin room overlooking front garden. Hardwood timber flooring, telephone point.. Eaves & attic access.

Total Floor Area: c. 125 sq. m. (c. 1,346 sq. ft.)



FEATURES

- Detached house on just under half an acre.
- 3 bedrooms (one en-suite).
- Comfortable, spacious home in a peaceful countryside setting, close to all amenities & beaches.
- Mature gardens planted with a variety of trees and shrubs.

OUTSIDE

- Walled entrance and tarmac driveway
- South facing sun room with potential to fit patio area.
- Extensive mature sunny gardens planted with a colourful mixture of trees, shrubs and herbaceous plants.
- Large garage measuring internally 25 sq.m. / 269 sq.ft.

SERVICES

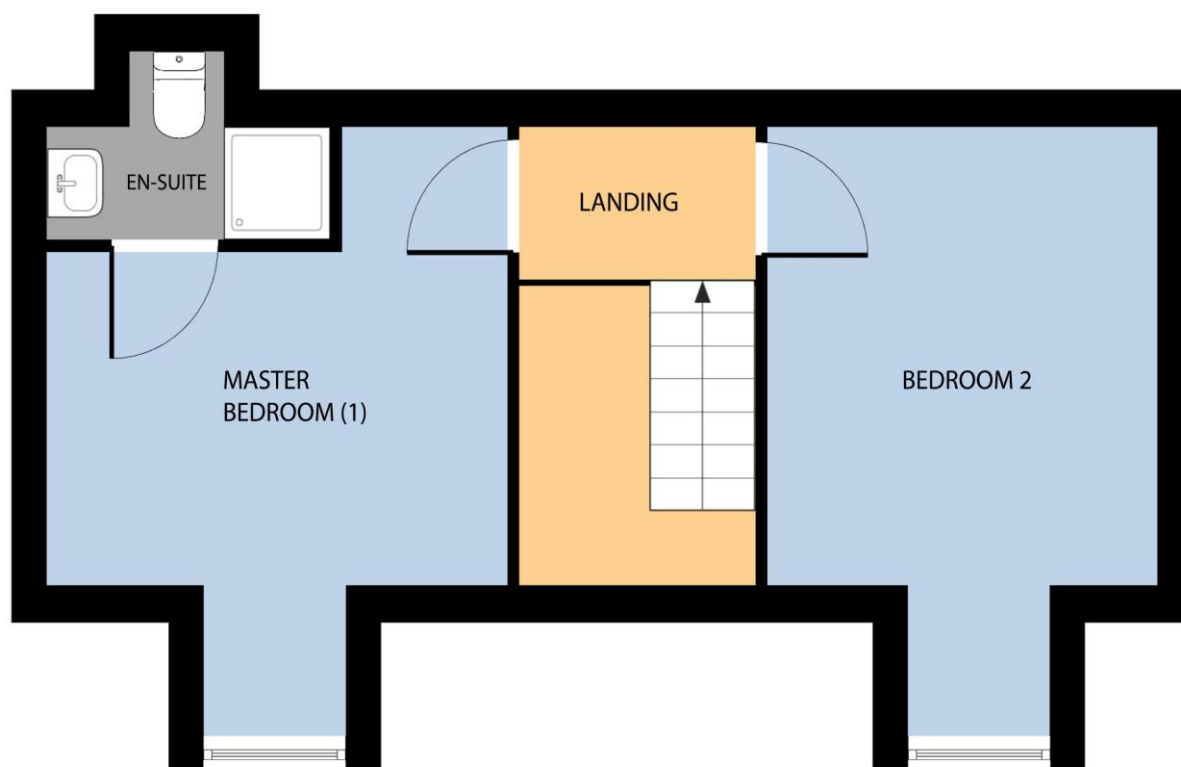
- Mains water
- Treatment plant.
- OFCH
- uPVC double glazing.

PLEASE NOTE: The property is being offered for sale fully furnished with the exception of some personal effects.

DIRECTIONS: In Wexford Town proceed over Wexford Bridge heading north on the R741. Turn right onto the R742, signposted for Curracloe. Proceed down this road for 3km, taking a left turn (directional For Sale sign), the property is c. 200m down here on the right hand side. Eircode: Y21 KX63.



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): C3 BER No. 105795322

Energy Performance Indicator: 213.22 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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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