

# FOR SALE

AMV: €215,000

File No. c621.CM



## No. 15 Carrigmacogue Park, Bree, Co. Wexford

- Well positioned in a small private development in the centre of Bree Village.
- Presented in excellent condition, this spacious 4 bed detached home extends to c. 146 sq.m. / 1,571 sq.ft.
- Easy access to the new M11 Motorway connection at Oilgate Village – 1 hours' driving distance of South County Dublin
- Acc.: entrance hallway, guest w.c., sitting room, kitchen/dining room, utility room, 4 bedrooms (master en-suite) and family bathroom.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe  
& ASSOC.**

This excellent 4 bed detached home is very well positioned in a small private development in the centre of Bree Village. All amenities are close by including primary school, shop, pub, GAA Centre, church, etc. Bree is a most picturesque village and a popular residential location with easy access to the M11 Motorway connection at Oilgate. Recent road improvements have brought this area of County Wexford within 1 hours' driving distance of South County Dublin. The property on sale here, No. 15 Carrigmacogue Park is presented in excellent order. It offers bright and spacious accommodation – ideal for a growing family. This is a wonderful home, overlooking the green area within the development with some beautiful views over the rolling countryside of County Wexford. Viewing comes highly recommended.

To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.





### **ACCOMMODATION**

Entrance Hallway	4.28m x 2.99m	With ceiling coving and centre piece. Tiled floor.
Guest W.C.	1.92m x 1.46m	With w.c., w.h.b., tiled floor to ceiling.
Sitting Room	5.59m x 5.05m	With ceiling coving and centre piece. Large picture window with lovely views. Solid fuel burning stove and marble hearth. French doors leading to outside.
Kitchen/Dining Room	6.23m x 4.41m	With fitted kitchen, extensive wall and floor units, island unit with breakfast bar. Integrated hob, integrated double oven, microwave and dishwasher. Integrated bin. Ceiling coving and centre piece. Tiled floor and door to outside.
Utility Room	2.40m x 1.90m	With fitted units, plumbed for washing machine & dryer. Tiled floor and door to outside.

### **Timber staircase to first floor**

Landing Area	4.60m x 1.67m	
Master Bedroom	4.45m x 3.21m	
En-Suite	3.27m x 1.61m	With w.c., w.h.b., shower stall, Triton T90z electric shower. Tiled floor, half-wall and shower stall.
Bedroom 2	4.49m x 3.43m (ave.)	
Bedroom 3	3.37m x 3.05m (ave.)	
Bedroom 4	3.22m x 3.19m	
Family Bathroom	2.60m x 2.34m	W.C., w.h.b., bath with shower connection, Triton power shower above bath. Tiled floor to ceiling.

**Total Floor Area: c. 146 sq. m. (c. 1,571 sq. ft.)**



### **FEATURES**

- Excellent 4 bed family home.
- Wonderful views.
- Large sitting room.
- Zoned central heating system.
- Property in excellent condition.

### **SERVICES**

- Mains water.
- Mains sewerage.
- uPVC double glazing.
- OFCH
- Fibre broadband

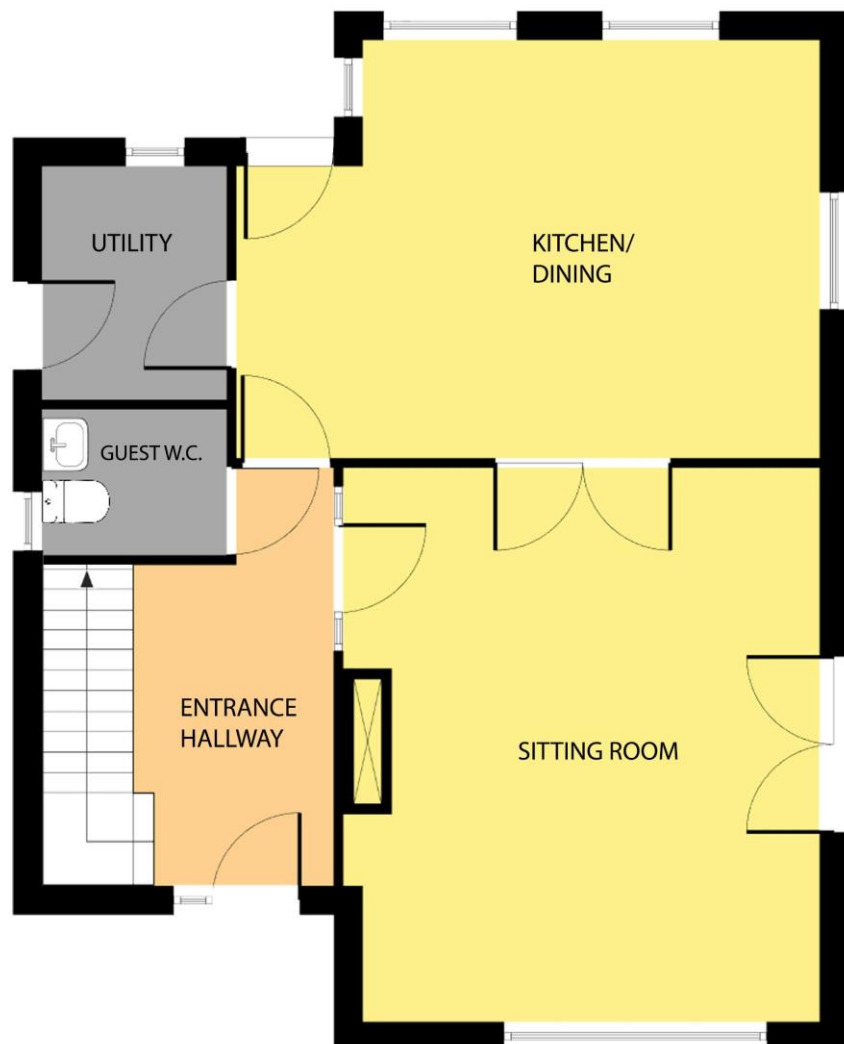
### **OUTSIDE**

- Garden in lawn.
- Side access on both sides.
- Garden shed.
- Footpaths all around.

**DIRECTIONS:** Proceed into Bree Village. Continue up the Main Street, pass Byrne's Shop on the left hand side. Continue for approximately 250m and the entrance to Carrigmacogue Park is on the left hand side. Proceed into the development, straight ahead and keep to the right after 150m and the property for sale is over here on the right hand side – No. 15 (For Sale board). Eircode: Y21 RV10.



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): C1** **BER No. 109064428**  
**Energy Performance Indicator: 154.74 kWh/m<sup>2</sup>/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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