

FOR SALE - ONLINE AUCTION

April 21st 2021 – 12 Noon

AMV: €225,000 (Fully Furnished)

File No. c658.LM



No. 58 Morriscastle Village, Kilmuckridge, Co. Wexford

- Situated only 1km from the fabulous Blue-Flag beach at Morriscastle and 2km from Kilmuckridge Village
- Excellent 4 bed detached, split-level residence extending to c. 138 sq.m./1,485 sq.ft on a mature private site in this secure gated development.
- Presented in excellent condition throughout and ready for immediate occupation.
- Acc.: entrance hallway, sitting room, kitchen/dining room/snug/sun room, utility room, guest w.c., 4 bedrooms (master en-suite), family bathroom & hotpress.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe
& ASSOC.**

No. 58 Morriscastle Village, Kilmuckridge

Excellent detached 4 bedroomed split-level residence, located in a quiet cul-de-sac in this premier residential location on the south east coast, only 1km from the fabulous 'Blue Flag' beach at Morriscastle with 5km of golden sand dunes. Kilmuckridge Village is only 2km away and offers a good range of amenities and caters for the day to day needs of either permanent or holiday living. Both primary and secondary schools are available in the village.

This property has been owner occupied and lovingly maintained since new. The rear garden is south /west facing to gain full advantage of the day and evening sun. Internally the accommodation is very well laid out. There are French doors from the kitchen/diner to a spacious sunroom which in turn leads to a lovely patio area outside that is just perfect for al fresco dining and those summer evening barbeques. If you are searching for holiday homes for sale in Co. Wexford or indeed a permanent home this property must be viewed.

For further details and appointment to view contact the sole selling agents Kehoe & Associates at 053 9144393 or by email: sales@kehoeproperty.com



ACCOMMODATION

Entrance Hallway	3.87m x 1.89m	With tiled floor
Sitting Room.	4.14m x 3.88m	With raised fireplace, brick surround and black hearth. Timber floor and t.v. point.
Kitchen	3.6m x 2.4m	Benefits from fitted wall and floor units, stainless steel sink unit, cooker with microwave over, extractor fan, integrated dishwasher, tiled floor. Door to utility room, w.c. and rear garden.
Dining Area	3.40m x 2.44m	With timber floor
Snug	3.48m x 2.55m	With timber floor
Sun Room	3.66m x 3.66m	With tiled floor and doors to rear patio.
Utility Room	2.82m x 2.47m	With tiled floor, plumbed for washing machine and door to outside.
Guest W.C.	1.85m x .85 m	With w.c. and w.h.b. Tiled floor.
Steps to first floor		
Landing Area	1.88m x 1.56	Hotpress with dual immersion water heater and fitted shelving.
Master Bedroom	3.85m x 2.88m	With built-in wardrobes.
En-suite	2.91m x 1.89m	W.C., w.h.b., shower stall with Triton T90z electric shower. Tiled floor.
Bedroom 2	3.98 m x 2.51m	With timber floor.
Steps from Entrance Hallway to:		
Bedroom 3	3.97m x 2.06m	With fitted wardrobes.
Bedroom 4	3.82 m x 2.88m	With fitted wardrobes.
Family Bathroom	2.86 m x 1.85m	With w.c., w.h.b, bath – shower connection above. Tiled floor and bath surround.

Total Floor Area: c. 138 sq. m. (c. 1,485 sq. ft.)



FEATURES

- Property in excellent condition.
- South / west facing rear garden.
- Close to the beach.
- Architect-designed split-level residence.
- Four bedrooms (master en-suite).
- Secure gated development.
- Double glazing throughout.

OUTSIDE

- Ample parking.
- Private enclosed rear garden in lawn.
- Patio area.
- Mature boundaries

SERVICES

- Private water / sewerage.
- Gas fired central heating.
- ESB
- Fibre Broadband

PLEASE NOTE: The management company fee in 2020 was €680.

LEGAL: Thomas M. Rowley, Rowley Law Solicitors, Orchard House, Main Street, Rathfarnham, D14.

DIRECTIONS: Proceed to Kilmuckridge Village and towards Morriscastle Beach. Proceed down here for 1km and the entrance for Morriscastle Village is on the left-hand side. Proceed through the electronic gate and take the second right and then take the immediate right into the cul-de-sac where No. 58 is located . (Eircode Y25 Y771)





Secure Gated Development



Blue-Flag Beach at Morriscastle



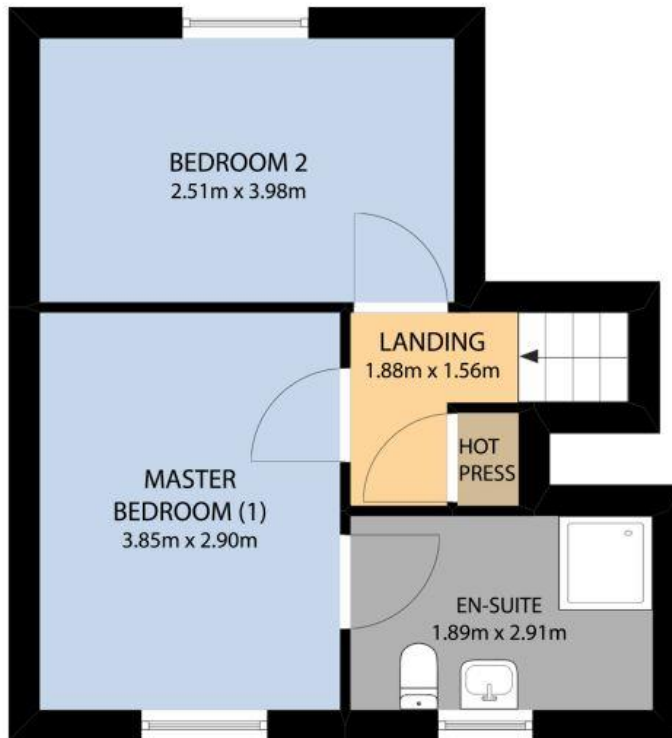
GROUND FLOOR



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): D2 BER No. 113251219

Energy Performance Indicator: 264.55 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