

# FOR SALE

AMV: €195,000

File No. c228.CWM



## 23 Tinteskin Close, Kilmuckridge, Co. Wexford

- Situated only 3.5km from the fabulous Blue-Flag beach at Morriscastle and walking distance to Kilmuckridge Village.
- Excellent 4 bed, 2 bath, detached residence extending to c. 112 sq.m. / 1,205 sq.ft., in a quiet development of only 25 houses
- Presented in excellent condition throughout and ready for immediate occupation.
- Acc. Briefly comprises; entrance hallway, living/dining area, kitchen, 4 bedrooms (1 en-suite) and bathroom. To the rear there is a private enclosed garden with extensive decking.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393 or email sales @ kehoeproperty.com



**Kehoe  
& ASSOC.**

## 23 Tinteskin Close, Kilmuckridge

**LOCATION:** Tinteskin Close is a small cul de sac development of only twenty-five houses constructed in the early 2000's. Walking distance to Kilmuckridge village where a host of amenities service the locality including primary & secondary schools, childcare facilities, church, supermarket, pubs, etc. Kilmuckridge is one of Wexford's most popular seaside villages on the southeast coast, only 3.5km from the fabulous 'Blue Flag' beach at Morriscastle with 5km of golden sand dunes. Wexford town centre is only 25mins drive and the M11 Motorway to Dublin can be reached within 20 mins.

**GENERAL DESCRIPTION:** No. 23 Tinteskin Close is an excellent 4 bedroomed dormer style property with spacious accommodation. At ground floor level you enter a spacious hall which leads to the bright and airy living room / dining room dual aspect windows benefiting from a southerly orientation to avail of the sunny southeast sunshine. The ground floor bedroom has an en-suite and large walk-in-wardrobe. Upstairs there are well-proportioned bedrooms and family bathroom. This property offers an excellent opportunity to acquire a holiday home in a sought-after holiday coastal destination or indeed very suitable as a permanent home. Viewing is strongly recommended.

## Blue-Flag Beach at Morriscastle



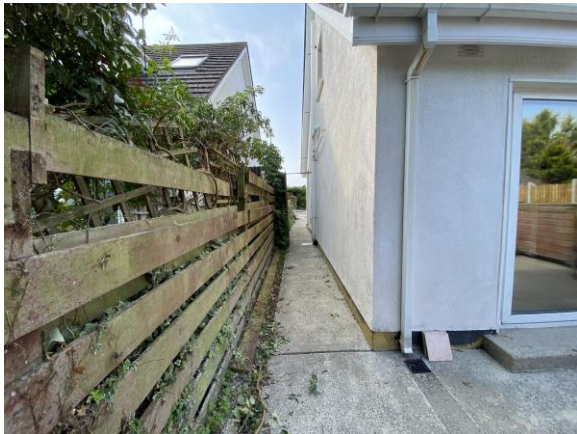
## Accommodation

Entrance Hallway	2.57m x 1.95m	With laminate floor and glass panelling.
Living/Dining Area	7.15m x 3.56m	With laminate floor, cast iron fireplace with timber surround and marble hearth and sliding patio doors out to rear garden.
Kitchen	4.10m x 3.06m	With built-in waist and eye level kitchen units, oven, hob, extractor fan, tiled splashback, stainless steel sink, display cabinets, plumbed for dishwasher/ washing machine and door out to rear garden.
Bedroom 1	4.0m x 3.13m	With laminate floor, built-in headboard and bedside lockers, walk-in wardrobe and en-suite.
Walk-in wardrobe	1.86m x 1.42m	With built-in storage with railing, hotpress with dual immersion and laminate floor. Hidden closet with extra storage under the stairs.
En-suite	1.78m x 1.58m	With fully tiled shower cubicle with Trion T90r electric shower, w.c, w.h.b, window and tiled floor.
<b>First Floor</b>		Carpeted staircase.
Landing	2.59m x 1.75m	Carpeted and access to attic.
Bedroom 2	6m (max) x 3.15m	With multiple built-in wardrobe storage units, bay window and laminate floor.
Bedroom 3	4.16m (max) x 3.58m	With built-in wardrobe storage units, bay window and laminate floor.
Bedroom 4	4.61m x 2.31m	With built-in wardrobe storage and laminate floor.
Bathroom	1.96m x 1.75m	Bath with Triton T90r shower over, w.c, w.h.b, window and part-tiled walls.

**Total Floor Area: c. 112 sq. m. (c. 1, 205 sq. ft.)**







## Features

- Sought-after location
- Easy walking distance to Crèche & Montessori
- Close to primary and secondary schools
- Close to 'Blue Flag' beaches

## Outside

- Southerly aspect enclosed rear garden
- Extensive decking, ideal for al fresco dining
- Quiet small development
- Barna shed
- Off street parking for two cars

## Services

- Main's water
- Main's drainage
- Broadband
- OFCH
- uPVC double glazing

**VIEWING:** Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

**DIRECTIONS:**

From Kilmuckridge village proceed up past Glanbia and Tinteskin Close is approximately 250m on the right-hand side. Proceed into the development, keep around to the right and the property for sale, No. 23 is on the right-hand side (For Sale board). Eircode: Y25 D902



**Building Energy Rating (BER): D1 BER No.: 111471272**  
**Energy Performance Indicator: 230.84 kWh/m<sup>2</sup>/yr**

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Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

**Sales Agent**

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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