

# FOR SALE

AMV: €265,000

File No. b229.CM



## No. 10 Elderwood, Castlebridge, Wexford

- Exceptional 3 bed family home presented in exceptional condition.
- Occupying a private corner site in this much sought-after development.
- Within walking distance to all amenities including schools, creche, church, pharmacy, restaurants, shops, post office, pubs, etc.
- Ideally located in Castlebridge Village with easy access to the M11 Motorway connection at Oilgate,
- Accommodation briefly comprises; entrance hallway, sitting room, kitchen/dining room, utility room, guest w.c., 3 bedrooms (master en-suite), family bathroom & hotpress.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393 or email sales @ kehoeproperty.com



**Kehoe  
& ASSOC.**



This wonderful family home is situated at Elderwood, a quality built development at Castlebridge. It is within walking distance of all amenities including church, school, pharmacy, restaurant, pubs, etc. There is also an excellent childcare facility situated within the Elderwood development. No. 10 comes to the market in pristine condition – owner occupied since new. It has spacious and light-filled accommodation laid out over two floors. No. 10 is a spacious residence occupying a corner site with both rear and side garden. The gardens themselves are laid out in lawn, are safe and enclosed, ideal for children. There is parking to the front for several cars. If you are looking for a home within 5 minutes' drive of both Wexford town and a choice of some superb sandy beaches, this must be viewed.

Viewing is strictly by prior appointment with the sole selling agents, contact Kehoe & Assoc. on 053 9144393



## **ACCOMMODATION**

Entrance Hallway	3.46m x 3.20m	With storage under stairs, tiled floor, alarm panel.
Sitting Room	4.73m x 3.91m	With solid fuel burning stove, granite hearth, solid wood timber floor.
Kitchen/Dining Room	5.67m x 4.62m (max)	Fitted kitchen, extensive wall and floor units, stainless steel sink unit, plumbed for dishwasher, integrated oven, hob and extractor fan, tiled floor and splashback. French doors leading to large patio area and enclosed rear & side garden.
Utility Room	3.03m x 1.70m	With fitted wall and floor units, plumbed for washing machine/dryer. Tiled floor, door to outside.
Guest W.C.	1.67m x 1.59m	With w.c., w.h.b. tiled floor and splashback.

### **Timber stairs to first floor**

Spacious Landing	5.03m x 1.10m	Hotpress with dual immersion water heater and fitted shelving.
Master Bedroom	4.42m x 3.89m	With fitted wardrobes
En-suite	2.43m x 1.44m	With w.c., w.h.b. Shower stall with triton T90si electric shower, tiled shower stall. Solid timber floor.
Bedroom 2	3.89m x 3.59m (max)	With fitted wardrobes
Bedroom 3	3.41m x 2.73m	
Family Bathroom	2.46m x 2.21m	W.C., w.h.b., bath with shower connection above, tiled bath surround and splashback.

**Total Floor Area: c. 110 sq.m. / 1,184 sq.ft.**







## Features

- Showhouse condition
- Large corner site
- Walking distance to all amenities
- Quality kitchen
- 3 large bedrooms – master en-suite.

## Outside

- Large corner site
- Two car parking spaces
- Extensive patio
- Gardens in lawn
- Timber garden shed
- Side entrance.
- Safe enclosed garden – ideal for children & pets.

## Services

- Main water.
- Mains drainage
- ESB
- Telephone
- High speed Broadband available

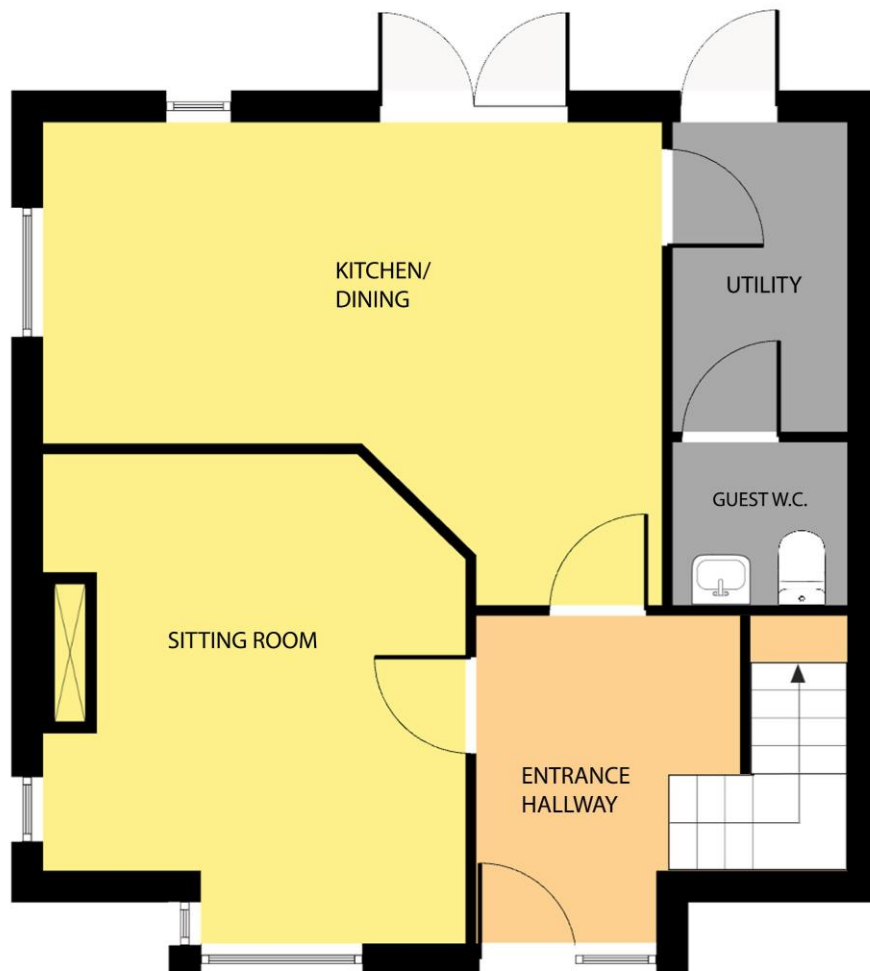
**VIEWING:** Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

**DIRECTIONS:** From Wexford town proceed over the bridge and towards Castlebridge. Elderwood is on your left just as you enter Castlebridge. Proceed into the development and take the second turn to your right and the property for sale 'No. 10' is the last house on your right.

**Eircode: Y35 EY83**



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 mis-statement. 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.106349160**

**Performance Indicator: 172.62 kWh/m<sup>2</sup>/yr**

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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

