

# FOR SALE

AMV: €165,000

File No. c896.BF



## 36 Chestnut Walk, Kilmuckridge, Co. Wexford

- Attractive 2 bedroomed end-of-terrace home located in a mature development right in the heart of Kilmuckridge Village with a host of excellent amenities are literally on your doorstep.
- A short stroll will take you to the local café, supermarket, pharmacy, church, pubs, hotel and restaurants. Primary school, secondary school and child care facilities are also within walking distance
- The renowned 'Blue Flag' beach at Morriscastle and fabulous Wexford coastline is only 5 minutes' drive.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393 or email sales @ kehoeproperty.com

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## **ACCOMMODATION**

Entrance Hallway	4.46m x 2.23m	With laminate floor, stairs to first floor.
Toilet	1.72m x 0.97m	With w.c, w.h.b and tiled floor.
Sitting Room	4.90m x 3.50m	With laminate floor, feature open fireplace and sliding patio doors to rear garden. Open plan to:
Kitchen	4.51m x 2.55m	With built-in floor and eye-level units, integrated hob, oven and extractor, washing machine, part-tiled walls and laminate floor.

### **First Floor**

Bedroom 1	3.80m x 3.76m	With laminate floor, built-in wardrobe and shower room ensuite.
Ensuite	1.87m x 0.97m	Fully tiled with electric shower, w.c, w.h.b
Bedroom 2	3.10m x 2.88m	With laminate floor.
Bathroom	1.95m x 1.88m	Bath with shower mixer taps, w.c, w.h.b, part-tiled walls and tiled floor.
Hotpress		With dual immersion

**Total Floor Area: c. 79 sq.m. / 850 sq.ft.**



## Features

- Spacious open-plan living area.
- Convenient village centre location.
- Walking distance to excellent village amenities.
- 5 minutes' drive to Morriscastle Beach

## Outside

- Concrete drive and garden to the front
- Enclosed rear garden.
- Concrete patio area
- Side access

## Services

- Mains water
- Mains drainage
- Mains electricity
- OFCH

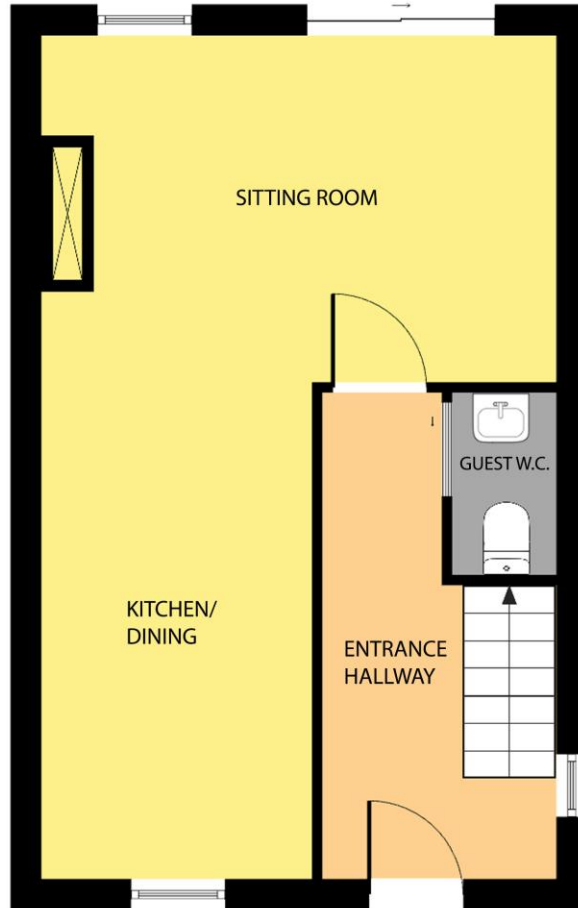


**VIEWING:** Property must be viewed to be fully appreciated. Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393

**DIRECTIONS:** From Wexford town proceed out the N11 (Gorey Road) and turn right signposted for Kilmuckridge (opposite Kilnamanagh School which is on the left). Proceed straight down this road until you enter Kilmuckridge village, turn left in the village and it's the first development on the right, as you enter Chestnut Walk take the first right, turn left immediately after the green area and No. 36 is on the right-hand side. (For Sale sign) Eircode Y25V324



GROUND FLOOR

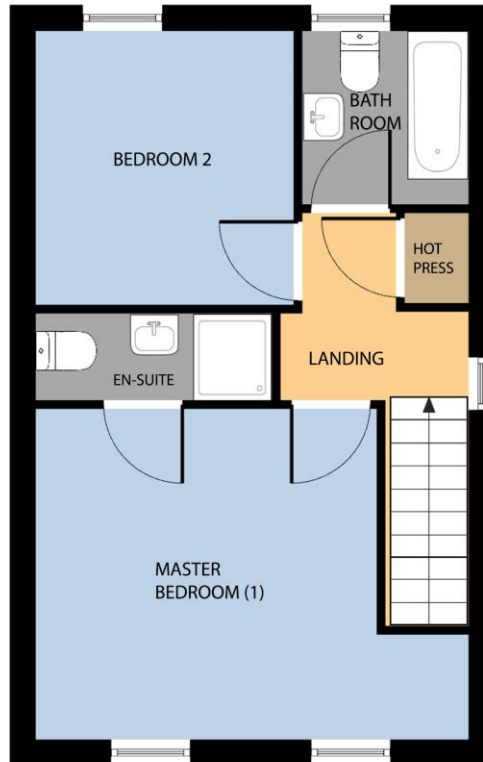


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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): C3**      **BER No.: 109215053**  
**Energy Performance Indicator: 202.25 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

**Kehoe & Assoc.,**  
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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

