

# FOR SALE

AMV: €350,000

File No. c899.CM



## 3 Foxborough Castlebridge, Wexford

- An exceptional and beautifully presented 4 bedroom, 4 bathroom family home extending to c. 193 sq.m. / 2,077 sq.ft.
- Conveniently located, 5 minutes' drive from Wexford town, the Raven Forest and the renowned Curraclloe beach.
- Foxborough is a private residential development of 10 houses.
- Close proximity to a host of amenities in Castlebridge Village
- Feature imperial split staircase with balcony landing area.
- Acc. briefly comprises; entrance hallway, sitting room, kitchen, dining room, utility room, 4 bedrooms (2 en-suite), 4 bathrooms and walk-in wardrobe.
- Viewing comes highly recommended and is by prior appointment with the sole selling agents only.

## No. 3 Foxborough, Castlebridge

3 Foxborough is located in the village of Castlebridge, a suburb village located 5 minutes drive north of Wexford town. The up and coming village of Castlebridge offers a wide range of amenities on your doorstep including national school, health centre, church, pharmacy, post office, supermarket, restaurants and takeaways.

Castlebridge boasts well-established GAA and soccer clubs, Bridge Rovers FC and Shelmaliers GAA club. Wexford town is easily accessible via bus link with bus stops on your doorstep. This enviable location is a short spin from popular attractions including the beautiful Curracloe beach, the Raven Forest and Wexford Wildfowl reserve. Castlebridge is located 1 hour's drive from South Co. Dublin and convenient to Rosslare Europort.

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



### **GENERAL DESCRIPTION:**

3 Foxborough comes to market as an attractive family home. This bright and airy house is full of potential. The imperial staircase is the feature of a spacious entrance hallway, with integrated storage underneath. The kitchen is equipped with a fixed island unit with inbuilt microwave and power points. The sitting room boasts dual aspect windows with inset multifuel stove. The light filled dining area has double sliding doors with access to the south facing patio/garden area, perfect for summertime entertainment and alfresco dining.

The property features two spacious ensuite bedrooms, with a walk-in wardrobe in one. A modern, freestanding bathtub is the focal point in a recently refurbished bathroom. The Velux window fills the hallway, landing area and stairwell with light. There is ceiling coving throughout the property.

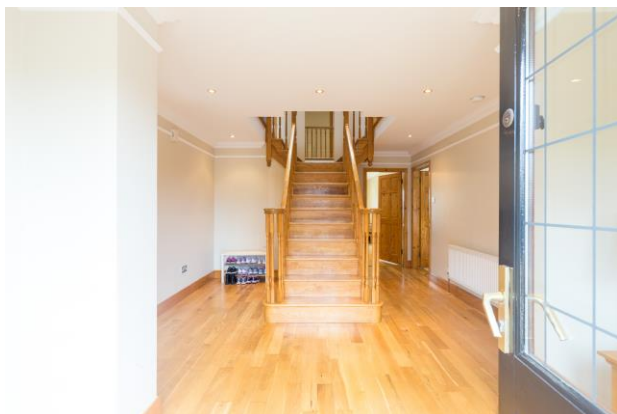
The property is equipped with a self-maintained and extremely energy efficient Calor gas heating system. 3 Foxborough is fully equipped with fast broadband and automated alarm system

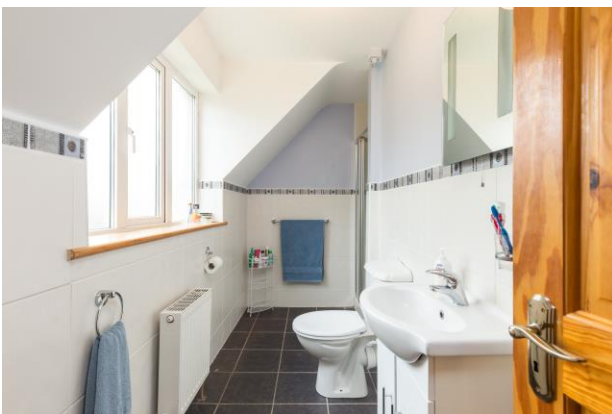


## ACCOMMODATION

Entrance Hallway	5.10m x 3.93m	With timber floor, feature Imperial staircase with storage underneath
Sitting Room	6.96m x 3.47m	Carpet flooring, dual aspect windows. Inset multi-fuel stove.
Kitchen	4.92m x 3.53m	Tiled floor & tiled splashback. Floor and eye level units, oven, hob & extractor fan overhead. Fixed island unit with integrated microwave and power points. Door to dining room.
Dining Room	4.78m x 3.93m	Timber floor, gas fireplace, sliding door to south facing patio area. Door to kitchen.
Utility Room	2.53m x 1.95m	With tiled floor, plumbed for washing machine, storage unit. Door to rear garden.
Guest W.C.	1.96m x 0.87m	Tiled floor, w.c. and w.h.b.
<b>Timber stairs to first floor</b>		
Spacious Landing	3.92m x 3.37m	Balcony landing with Velux skylight, timber floor, Stira to attic.
Master Bedroom	3.56m x 3.51m	Carpet flooring, walk-in wardrobe (3.51m x 1.47m) – carpet flooring.
En-suite	3.49m x 1.64m	W.C., w.h.b., vanity unit, shower stall with power shower. Tiled floor to ceiling.
Bedroom 2	4.80m x 3.91m (max)	Carpet flooring, built-in storage units.
En-suite	3.47m x 1.32m	With w.c., w.h.b., vanity unit. Shower stall with Triton T90z electric shower. Tiled floor, half-tiled walls.
Bedroom 3	3.47m x 3.67m	Carpet flooring, built-in storage unit.
Family Bathroom	3.47m x 1.66m	Feature stand-alone bathtub with shower attachment overhead & tiled surround, w.c. and w.h.b., Tiled floor.
Bedroom 4	2.93m x 2.49m	Carpet flooring, built-in storage unit.

**Total Floor Area: c. 193 sq.m. / 2,077 sq.ft.**





## Features

- Imperial staircase
- Proximity to a host of amenities including public transport
- Bright, spacious accommodation with 2 en-suite bedrooms.
- Well maintained property
- Presented in good condition.

## Outside

- South facing patio area.
- Rear garden in lawn
- Parking outside
- Ample visitor parking
- Side access.

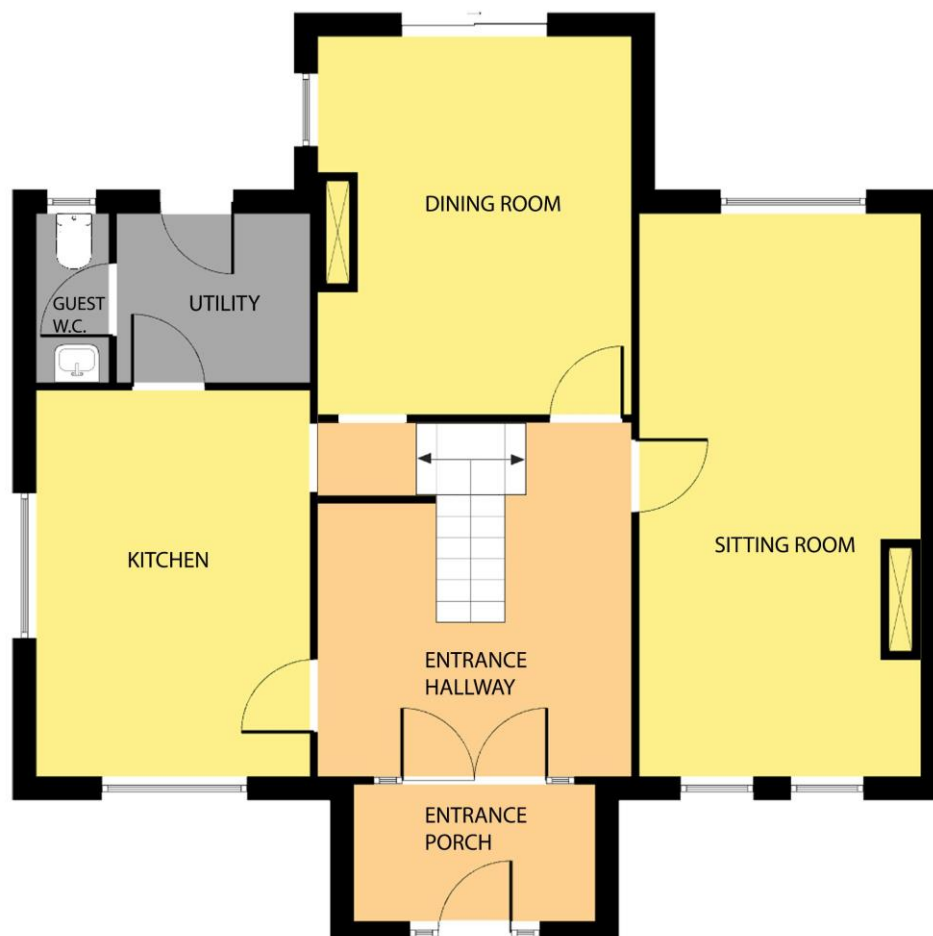
## Services

- Mains water.
- Mains sewerage,
- ESB
- Calor Gas central heating.
- Fibre Broadband

**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:** In Wexford Town proceed over The Bridge heading towards Castlebridge. After 3/4km you enter Castlebridge Village. The development known as Foxborough is on the left hand side. Proceed into the development and the property for sale is just here on the left-hand side (For Sale sign).  
Eircode: Y35 YH42

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): C3 BER No. 101191575**

**Performance Indicator: 206.85 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

