

FOR SALE

AMV: €165,000

File No. d143.BF



52 Hazelwood, Bridgetown, Co. Wexford

- Attractive 3 bedroomed two-storey mid-terraced family home located in the village of Bridgetown within walking distance of all amenities. No. 52 is tucked away in a quiet cul-de-sac within this mature development. Bridgetown is a bustling village with shops, pub, garage, pharmacy, hair salon, take-away, post office and medical centre. The picturesque fishing village of Kilmore Quay with its fabulous marina and sandy beach is less than 10 minutes' drive away.
- Enclosed low maintenance garden to the rear with lovely southerly aspect, perfect for outdoor dining. New state of the art public play park literally across the street.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

52 Hazelwood, Bridgetown, Co. Wexford

Attractive 3 bedroomed two-storey mid-terraced family home located in the village of Bridgetown within walking distance of all amenities. No. 52 is tucked away in a quiet cul-de-sac within this mature development. Bridgetown is a bustling village with shops, pub, garage, pharmacy, hair salon, take-away, post office and medical centre. Regular bus services to Wexford Town. The local secondary school Bridgetown Vocational College is a short stroll away and there is a bus stop outside the development for the local primary school in Kilmore. There are also some excellent childcare facilities within a couple of minutes' drive and a public play park literally across the street. The picturesque fishing village of Kilmore Quay with its fabulous marina and sandy beach is less than 10 minutes' drive away.

This charming property has been well maintained, tastefully decorated with quality finish throughout and is presented to the market in mint condition. The accommodation is well laid and boasts 9 ft high ceilings throughout with separate kitchen, spacious sitting with patio doors to rear garden and 3 generously proportioned bedrooms. Hard landscaped almost maintenance free garden to the rear with lovely southerly aspect perfect for outdoor dining or a spot of sun-bathing. The rear garden also backs onto the green area offering great privacy. New timber garden shed 3.65 m x 2.43 m.

Viewing of this family home within walking distance of excellent amenities comes highly recommended. For viewing arrangements contact Wexford Auctioneers Kehoe & Associates 053-9144393.

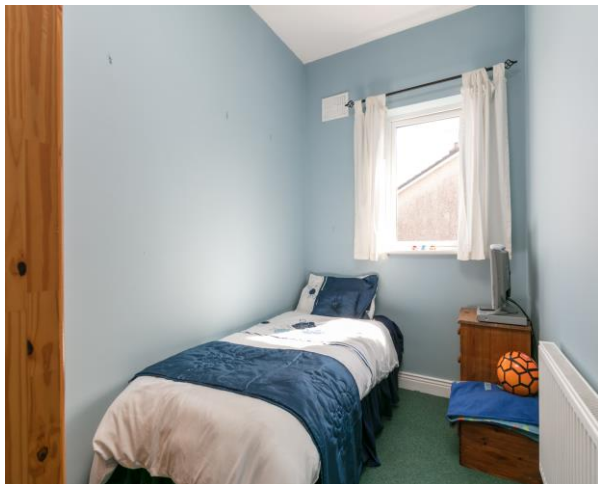


ACCOMMODATION

Entrance Hallway	4.55m x 1.66m	With tiled floor
Living Room	5.75m x 4.40m	With feature open fireplace, laminate floor, sliding doors to rear garden.
Kitchen	3.67m x 2.49m	With built-in units, integrated hob and oven, plumbed for washing machine and dishwasher, part tiled walls and tiled floors.
Toilet	1.68m x 1.87m	With w.c, w.h.b. and tiled floor
First Floor		
Bedroom 1	4.36m x 2.82m	Shower-room ensuite
Ensuite	1.72m x 2.10m	Tiled Shower Stall, electric shower, part tiled walls, tiled floor, w.c, w.h.b.
Hotpress		With dual immersion
Bathroom	2.52m x 1.38m	With bath, w.c., w.h.b., part tiled wall and tiled floor,
Bedroom 2	3.33m x 2.35m	
Bedroom 3	2.88m x 1.79m	

Total Floor Area : c. 88 sq.m. (950 sq.ft)





Features

- Charming 3 bedroomed family home.
- Convenient village location
- Walking distance all amenities
- 10 minutes' drive to Kilmore Quay

Outside

- Hard landscaped almost maintenance free rear garden.
- Ample communal parking.
- Garden shed/workshop 3.65m x 2.43m
- Boiler house/fuel store.

Services

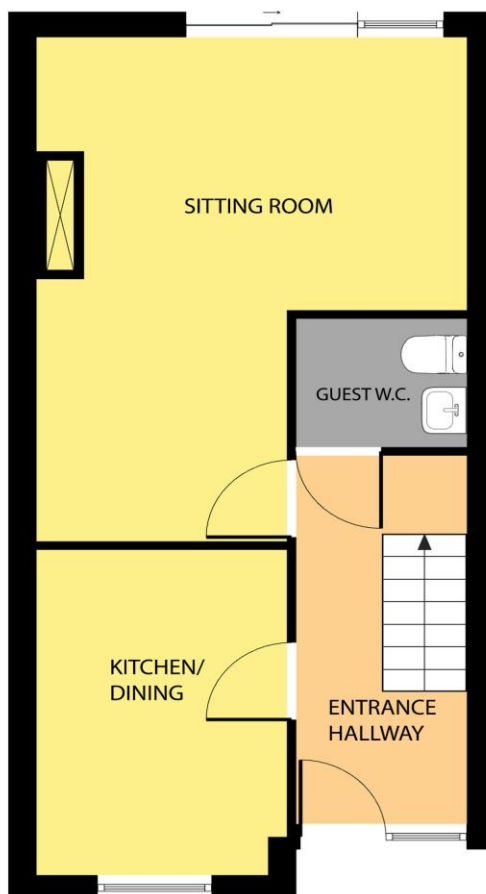
- Mains electricity
- Mains water
- Mains drainage
- OFCH

NOTE: For sale including carpets, curtains, blinds, light fittings, hob and oven.

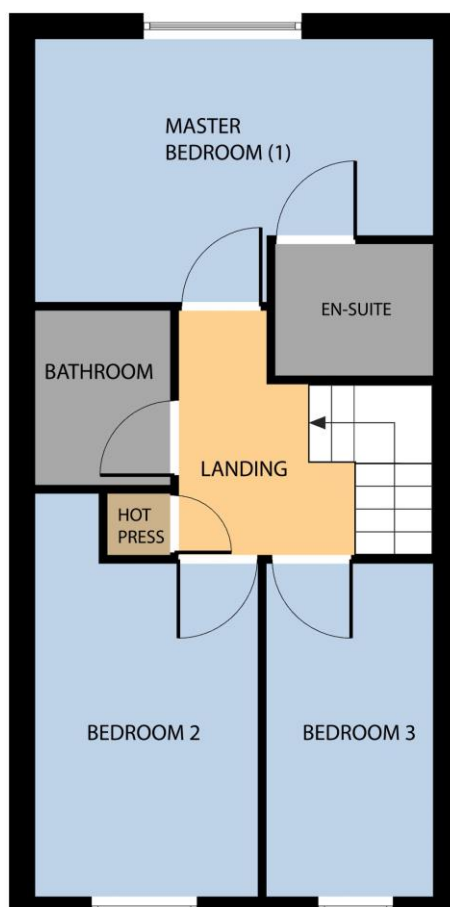
VIEWING: Strictly by prior appointment with the sole selling agents only.

DIRECTIONS: From the N25 take the turn-off for Kilmore Quay and turn right at Tenacre signposted for Bridgetown (immediately after Greenacres Put on the right). Proceed up this road and Hazelwood is on the right-hand side as you enter the village. Turn into Hazelwood follow the road around to the right, turn left and the property is on the left-hand side. For Sale Sign. Y35D923

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 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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Building Energy Rating (BER): C3
BER No. 107940074
Energy Performance Indicator: 224.24 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents.

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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. PRA No. 002141