

# FOR SALE

AMV: €370,000 (Furnished)

File No. 8792.BF



## ‘Chalfont’, Killincooly More, Kilmuckridge, Co. Wexford

- Charming detached bungalow situated in this peaceful coastal location within walking distance of Tinnaberna Beach. The freedom and beauty of the fabulous Wexford Coastline is just a short walk away offering endless kilometres of sandy beach and dunes to ramble and enjoy.
- The property is offered for sale fully furnished in walk-in condition. Finished to a high standard with meticulous attention to detail and quality finish throughout. It has been well maintained over the years and is presented to the market in pristine condition.
- The property is set back nicely from the road with gated entrance, extensive cobble-lock drive and forecourt. Low maintenance garden laid out mainly in lawn with some lovely mature planting, ornamental tree and shrubs.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

## ‘Chalfont’, Killincooly More, Kilmuckridge, Co. Wexford

Charming detached bungalow situated in this peaceful coastal location within walking distance of Tinnaberna Beach. The local village of Kilmuckridge is only a few minutes’ drive away and has an excellent range of amenities to offer including supermarket, pharmacy, post office, hardware shop, pubs, café’s, hotel, restaurants, and pubs. Primary School, Secondary School and Childcare Facilities are also located in Kilmuckridge Village. The freedom and beauty of the fabulous Wexford Coastline is just a short walk away offering endless kilometres of sandy beach and dunes to ramble and enjoy.

The property is offered for sale fully furnished in walk-in condition. Finished to a high standard with meticulous attention to detail and quality finish throughout. It has been well maintained over the years and is presented to the market in pristine condition. This well-designed bungalow offers generously proportioned well laid out accommodation, with 3.05m high ceilings, underfloor heating, timber flooring, solid mahogany internal doors, skirtings and architraves, fully tiled well fitted bathrooms and quality kitchen units providing ample storage with all appliances included.

The property is set back nicely from the road with welcoming landscaped roadside garden and gated entrance, extensive cobble-lock drive and forecourt. Large decking area that wraps around three sides of the house to catch the best rays of sunshine all day long. Sunken patio area perfect for evening barbeques and entertaining. Low maintenance garden laid out mainly in lawn with some lovely mature planting, ornamental treen and shrubs.

This property would make a lovely family home or quiet coastal retreat within walking distance of the fabulous Wexford Coastline and sandy beach at Tinnaberna.

Early viewing comes highly recommended, contact Wexford Auctioneers Kehoe & Associates 053-9144393.



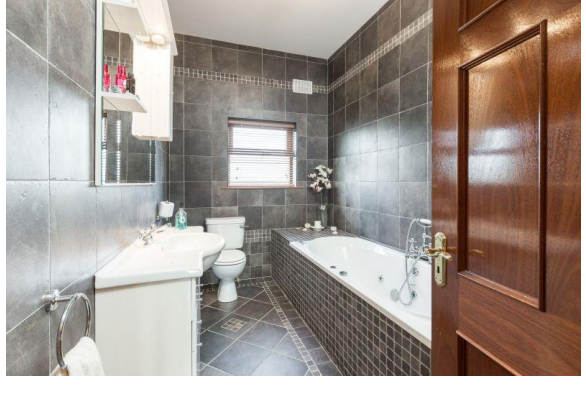


## ACCOMMODATION

Entrance Hallway	3.87m x 2.18m	With tiled flooring
Sitting Room	4.04m x 3.47m	With timber flooring, feature brick open fireplace and open plan:
Sunroom	3.45m x 3.36m	With timber flooring and French doors to rear garden
Kitchen	4.33m x 4.09m	With tiled flooring, part-tiled walls, excellent range of floor and eye level units, integrated fridge freezer, double oven, hob, extractor, dishwasher
Utility Room	3.59m x 2.29m	With tiled flooring, excellent range of built-in units, washing, tumble dryer and gas boiler and door to outside
Inner Hallway	4.66m x 1.54m	With timber flooring
Bedroom 1	3.88m x 3.84m	With French doors to outside and shower room ensuite
Ensuite	2.38m x 1.55m	Fully tiled, shower stall with power shower, vanity w.h.b. and w.c.
Bedroom 2	3.65m x 3.03m	With shower room ensuite
Ensuite	2.38m x 0.83m	Fully tiled, shower stall with electric shower, vanity w.h.b. and w.c.
Walk-in Hotpress		With dual immersion
Bedroom 3	3.00m x 3.05m	
Bathroom	3.07m x 2.26m	Fully tiled, jacuzzi bath with shower mixer taps, vanity w.h.b. and w.c.

**Total Floor Area: c. 135.59 sq.m. (c. 1,459 sq.ft.)**









## Features

- Walking distance to beach
- Close to village amenities
- Presented in pristine condition
- Fully furnished
- Quality finish throughout

## Outside

- Gated entrance
- Extensive cobble-lock drive/forecourt
- Wrap around decking
- Mature low maintenance garden
- Garden shed and workshop

## Services

- Mains electricity
- Mains water
- Septic tank drainage
- GFCH with Climote Control
- Fully alarmed

**NOTE:** All carpets, curtains, blinds, light fittings, hob, extractor, double oven, dishwasher, fridge freezer, washing machine, tumble dryer are included in the sale. All pictures, ornaments and personal items are expressly excluded from the sale.

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

**DIRECTIONS:** From Kilmuckridge Village proceed out the Blackwater Road, (R742) passing the primary school on the left-hand side. Continue to the first four-crossroads (Tinnabearna Cross). Turn left towards the beach and the property is approximately 700m down here on the left-hand side. For Sale Sign. **Eircode Y25KV20**



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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**Building Energy Rating (BER): D2 BER No. 108631961**

**Energy Performance Indicator: 294.76 kWh/m<sup>2</sup>/yr**

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

**Kehoe & Assoc.,**

Commercial Quay,

Wexford

053 9144393

[www.kehoeproperty.com](http://www.kehoeproperty.com)

Email: [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)



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