

FOR SALE

AMV: €165,000

File No. d184 CWM



10 Rosemount Gardens, Ballymurn, Enniscorthy, Co. Wexford

- Ideally located 15 minutes from Enniscorthy Town and Curracloe's blue flag beach with all local amenities on your doorstep.
- Situated in a well maintained, settled development of only 12 properties in Ballymurn Village.
- Ideal 2-bedroom starter home presented in excellent condition extending to c. 67.5 sq.ft. / 726.6 sq.m.
- Private, enclosed rear garden benefitting from a south-westerly aspect.
- Accommodation comprises of; entrance hallway, open plan kitchen/dining/living area/2 bedrooms and a family bathroom
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

10 Rosemount Gardens, Ballymurn, Enniscorthy, Co. Wexford

Description: 10 Rosemount Gardens is ideally located in the heart of Ballymurn Village. Within walking distance, you will find all your local services with amenities including Ballymurn National School, Ballymurn Church, Costcutter Convenience Store & Fuel Station and a local public house. The local GAA club, Crossabeg/Ballymurn, have activities for children of all ages and there is a preschool in nearby village Oylgate, less than a 10 minute drive away. Ballymurn is a 15 minute drive from Enniscorthy Town and a 10 minute drive from Castlebridge Village, which is on the outskirts of Wexford Town. The blue flag beach at Curracloe is also only 15 minutes drive away. With the M11 Motorway only 6km away, 10 Rosemount Gardens is an extremely accessible and convenient location surrounded by amenities.

Rosemount Gardens is a settled and well maintained development of only 12 properties built approximately 17 years ago. There is an off-street parking space outside No.10 with side access to the rear of the property. The rear garden is enclosed, private and benefits from a sunny south-westerly aspect. There is a sliding door from the kitchen to the garden at the side of the property. Inside, the accommodation comprises of an entrance hallway, open plan kitchen/dining/living area, 2 bedrooms and a family bathroom. The property has the benefit of an open fireplace in the living area, and oil fired central heating. The property comes to the market in good condition throughout and would be suitable for anybody looking to get onto the property ladder, a small family or for investors alike.

To arrange a suitable viewing time contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.



ACCOMMODATION

Entrance Hallway	3.68m x 2.08m	With timber floor.
Open Plan Kitchen/ Dining/ Living Area	6.37m x 4.50m	With timber floor, open fireplace with timber surround and granit hearth and sliding door to rear garden. <i>Kitchen Area:</i> Floor and eye level cabinets, tiled splashback, electric hob and integrated double oven.
Family Bathroom	2.52m x 2.06m	Fully tiled with w.c, w.h.b. and bath with electric shower.
Master Bedroom	3.59m x 3.46m	With timber floor.
Bedroom 2	3.45m x 2.70m	With timber floor.

Total Floor Area: c. 67.5 sq.m. / 726.6 sq.ft.



Features

- Well kept development of only 12 properties
- Highly accessible location
- Low maintenance property
- Perfect starter home / investment property

Outside

- Barna Shed
- Side access to rear garden
- Off street parking
- Private, enclosed rear garden
- South – westerly rear aspect

Services

- OFCH
- Mains Water
- Mains Drainage
- Broadband

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

DIRECTIONS: EIRCODE: Y21 VK27





Building Energy Rating (BER): F BER No. 115386385
Energy Performance Indicator: 380.82 kWh/m²/yr

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

Sales Agent

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