

FOR SALE

AMV: €255,000 (Fully Furnished)

File No. d200.CWM



No. 20 Silverdale, Kilmuckridge, Co. Wexford

- Excellent location within walking distance of all village amenities including, shop, pharmacy, primary & secondary schools, church, hotel, pubs, etc.
- Convenient to 'Blue Flag' beach at Morriscastle.
- Tucked away on a large corner plot within this cul-de-sac development
- Very well-maintained with westerly facing patio and garden.
- Acc.: entrance hallway, living /dining room, kitchen, guest w.c., 3 bedrooms (master en-suite), walk-in wardrobe, large family room/bedroom 4 and family bathroom.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe
& ASSOC.**

No. 20 Silverdale, Kilmuckridge, Co. Wexford

Situated in Silverdale, in the heart of Kilmuckridge Village. This excellent 4 bed detached home is presented in excellent condition – owner occupied since it was constructed. Boasting bright and spacious accommodation and extending to c. 123 sq.m. / c. 1,323 sq.ft. Offered for sale fully furnished and is ready for immediate occupation.

The location is excellent, only a short stroll from all amenities including supermarket, pharmacy, doctor, restaurants, hotel, pubs, etc. Kilmuckridge is situated approximately 3km from a beautiful ‘Blue Flag’ beach at Morriscastle (pathway from village directly down to beach). Also within easy driving distance of Ballinoulart Beach. A 20 minute drive will take you to Gorey, which is a popular commuter town for people working in Dublin. This property would ideally suit as a permanent home, holiday home, investor seeking a property to rent out or a weekend retreat from the hustle & bustle of city living.

No. 20 Silverdale is quietly tucked away on a large corner plot within this cul-de-sac development. To the rear there is a westerly facing patio area and garden in lawn.

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

Sunrise on Morriscastle Beach



Miles of Golden Sandy beach



Accommodation

Entrance Hallway	5.52m x 1.96m	Timber laminate flooring, alarm, coving, ceiling roses, boot room & rail storage beneath stairs.
Living/Dining Room	5.97m x 3.87m	Solid oak timber flooring, feature open fireplace with black granite tiled surround, marble frame, a stone mantelpiece and black marble tile hearth. T.V. & electrical points, wired for telephone, dual aspect lighting, 2 large windows overlooking front gardens, window overlooking side garden. Coving and ceiling rose.
Kitchen	2.99m x 1.74m	Vinyl flooring, floor & eye level cabinets, single drainer stainless steel sink unit, worktop space, Whirlpool electric oven, Whirlpool 4-ring hob with extractor fan overhead and tiled splashback. Whirlpool under counter fridge-freezer, Whirlpool washer/dryer. Door to westerly facing rear patio area & garden.
Bedroom 3	3.88m x 2.96m	Solid oak timber floor, 2 windows overlooking front garden.
Bedroom 4	2.86m x 2.76m	Carpet flooring, large window overlooking rear garden.
Guest W.C.	1.74m x 0.98m	Vinyl flooring, w.h.b. with tiled splashback, mirror & lighting overhead, w.c.
Carpeted timber staircase to first floor		
Landing	4.10m (max) x 3.06m (max)	Carpeted flooring, hotpress with dual fuel immersion & shelving.
Master Bedroom	4.11m (max) x 3.89m (max)	Carpeted flooring, dual aspect windows.
Walk-in Wardrobe	1.77m x 1.72m	Carpeted flooring, clothing rails.
En-suite	2.07m x 1.76m	Carpeted flooring, part-tiled wall, enclosed corner shower stall with Triton T90si shower, w.h.b. with mirror cabinet & lighting overhead, w.c.
Family Bathroom	1.96m x 1.78m	Carpeted flooring, bath with chrome faucet & showerhead, w.h.b. with wall-mounted cabinet, mirror & lighting overhead, w.c.
Large Family Room/ Bedroom 4	6.00m x 3.91m	Carpet flooring, dual aspect windows, overlooking front garden, centre green & side garden.

Total Floor Area: c. 123 sq.m. / 1,323 sq.ft.





FEATURES

- 3km from 'Blue Flag' beach.
- Village centre location
- 4 bed, 3 bath detached property
- Private cul-de-sac development
- Offered for sale fully furnished
- Accommodation extending to c. 123 sq.m. / 1,323 sq.ft.

SERVICES

- Mains water
- Mains drainage
- New boiler fitted in 2021
- OFCH
- Alarm
- Fibre Broadband available

OUTSIDE

- Off street parking
- Large corner plot
- Westerly facing patio and garden – ideal for long summer barbeques

DIRECTIONS: Eircode: Y25 E142



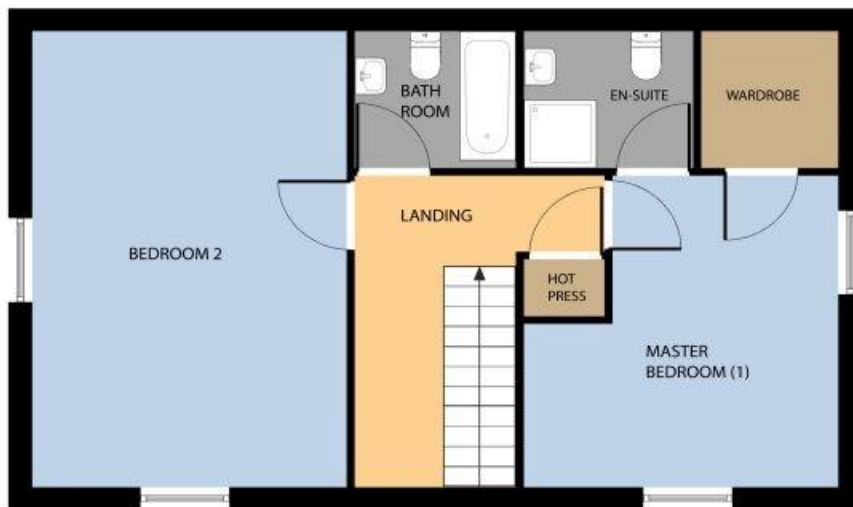
Nearby Ballinoulart Beach



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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Kehoe & Assoc.,

Commercial Quay,

Building Energy Rating (BER): C3 BER No. 115386427

Energy Performance Indicator: 220.39 kWh/m²/yr

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

Sales Agent

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