

FOR SALE

AMV: €197,500

File No. d239.CWM



4 St. Joseph's Terrace, Ballymurn, Co. Wexford

- Excellent 3 bed detached family home in village centre location with easy access to the M11 Motorway.
- Located only 10 minutes' drive from a choice of sandy beaches and a short drive from both Wexford & Enniscorthy Town.
- Accommodation briefly comprises; entrance hallway, sitting room with open fire, guest w.c., under stairs, kitchen/diner, utility room, 3 bedrooms, new bathroom, hotpress, Stira to attic, partly floored
- To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.



**Kehoe
& ASSOC.**

4 St. Joseph's Terrace, Ballymurn, Co. Wexford

No. 4 St. Josephs Terrace is a semi-detached 3 bed family home presented to the market in excellent condition. Suitable for a wide range of buyers, including family living, first time buyers or retirement. The property is bright with well-appointed living accommodation, set in this quiet cul-de-sac position on the development in Ballymurn.

Ballymurn village is steps away and an excellent location only 10 minutes from a choice of superb sandy beaches. This setting is absolutely perfect for those looking for all the benefits of country living yet being only a short drive from Enniscorthy & Wexford town and easy access to Wexford/Gorey Road & M11 Motorway. It is within a short stroll of the primary school, shop, church, pub, etc.

It is presented for sale in superb condition and is ready for occupation literally at the turn of a key.

To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393 or by email at sales@kehoeproperty.com

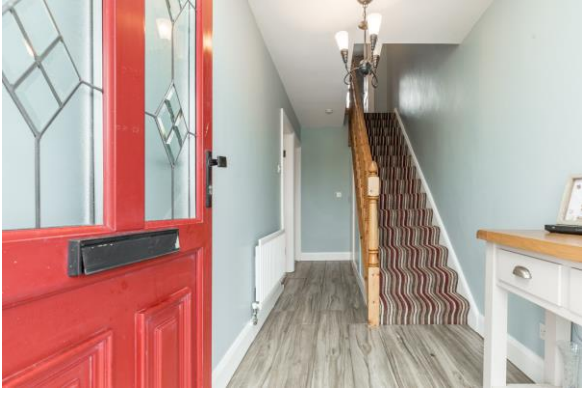


ACCOMMODATION

Storm Porch	1.43m x 0.82m	
Entrance Hallway	4.84m x 1.73m	Tiled flooring
Living Room	4.82m x 3.50m	Timber laminate flooring, large bay window overlooking front driveway & communal green area, gardens and mature planting. Open fireplace with black marble insert, black marble hearth and timber surround. Coving, t.v. and electrical points.
Kitchen	5.36m x 3.42m	Tiled flooring, floor & eye level cabinets, worktop, double drainer stainless steel sink unit with tiled splashback. Large window overlooking rear garden. Indesit electric oven, 4-ring gas hob with extractor fan overhead. Hotpoint fridge-freezer, Zanussi dishwasher. Door to:
Utility Room	2.82m x 1.47m	Lino flooring, built-in cabinets, worktop space, plumbed for washing machine & dryer. Window overlooking rear garden.
Guest W.C.	1.37m x 0.71m	Tiled flooring, w.c., w.h.b. with tiled splashback, mirror & light overhead and cabinet underneath.
Timber carpeted staircase to first floor		
Landing	2.55m (max) x 1.95m (max)	Carpeted flooring, hotpress with dual fuel immersion and shelving. Stira access to attic, part-floored.
Master Bedroom	3.80m x 3.30m	Timber laminate flooring, large window overlooking front garden & communal greens.
Bedroom 2	3.32m x 2.85m	Carpeted flooring, built-in wardrobes across one wall, large window overlooking rear garden.
Bedroom 3	2.80m x 2.60m	Carpeted flooring, built-in wardrobes.
Family Bathroom	3.34m x 1.72m	Fully tiled, large glass enclosed corner shower stall with stainless steel rainwater showerhead, w.h.b. with cabinet underneath, mirror & light overhead, w.c. and chrome radiator railing.

Total Floor Area: c. 84 sq.m. / 904 sq.ft.







Features

- 3 bedrooms, two bathrooms
- Bright spacious accommodation
- Walking distance of all amenities at Ballymurn including; shop, school, church, etc.
- 10 minutes' drive to a choice of sandy beaches.
- Presented in superb condition

Outside

- South facing rear garden with large patio area and areas in lawn.
- Tarmac driveway with ample car parking space.
- Gated driveway.
- Side access to rear garden.

Services

- Mains water
- Mains drainage
- OFCH with back boiler
- Broadband.
- Double glazed PVC windows

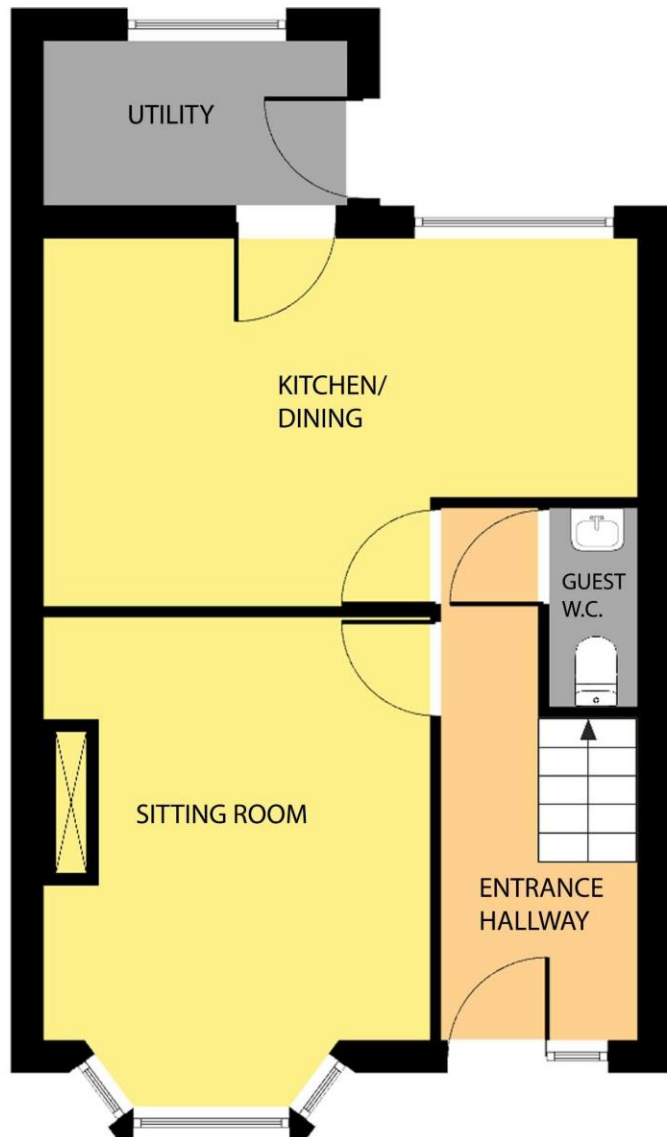
Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: Eircode: Y21 X883

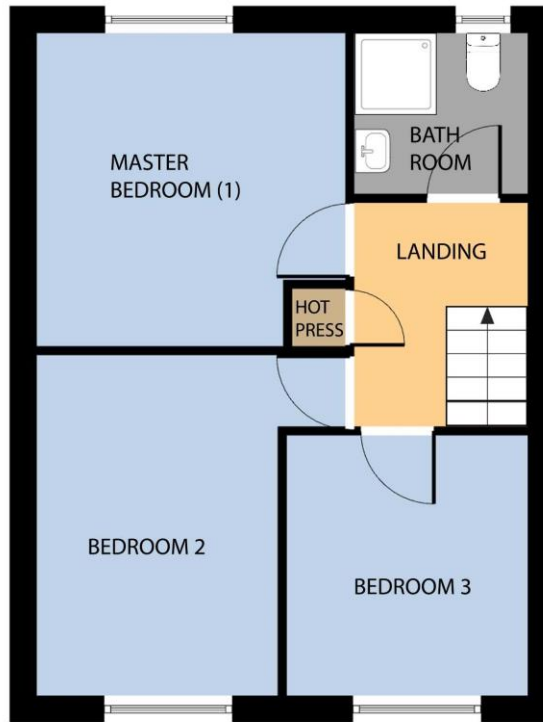




GROUND FLOOR



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. 109245225
Energy Performance Indicator: 210.24 kWh/m²/yr

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

Sales Agent
CATRIONA MURPHY
087 2427525
Email: catriona@kehoeproperty.com



Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393
www.kehoeproperty.com
Email: sales@kehoeproperty.com



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