

FOR SALE

AMV: €185,000

File No. c828. BF



Hillcrest, Curracloe, Co. Wexford

- Hillcrest is a deceptively spacious 3 bedroomed detached bungalow and as the name implies it is positioned on an elevated site with fabulous Sea Views. An energetic 3 km walk or couple of minutes' drive will take you to the stunning Curracloe Beach, expansive dunes and the Raven Forest with endless walks and trails to explore.
- This property is a 1970's bungalow in need of modernisation and offers immense potential to upgrade, remodel and extend (SPP).
- The site here is really quite spectacular and offers panoramic sea views as far as the eye can see from the rear garden. Watch the ferry sailings arrive and depart from Rosslare Harbour or just relish the absolute pleasure that only a stunning sea view can offer.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

Hillcrest, Curracloe, Co. Wexford

Description: Hillcrest is a deceptively spacious 3 bedroomed detached bungalow and as the name implies it is positioned on an elevated site with fabulous Sea Views. Located only 1 km from excellent amenities including Hotel, pub, shop, post office, primary school and church in Curracloe Village. An energetic 3 km walk or couple of minutes' drive will take you to the stunning Curracloe Beach, expansive dunes and the Raven Forest with endless walks and trails to explore. Wexford Town is less than 15 minutes' drive and offers a host of excellent amenities including shopping, entertainment, theatre, restaurants and night life.

This property is a 1970's bungalow in need of modernisation and offers immense potential to upgrade, remodel and extend (SPP). The accommodation briefly comprises entrance hallway, sitting room, living room, kitchen, 3 bedrooms and shower room. The site here is really quite spectacular and offers panoramic sea views as far as the eye can see from the rear garden. Watch the ferry sailings arrive and depart from Rosslare Harbour or just relish the absolute pleasure that only a stunning sea view can offer.

Lawn to the front with matt-crete drive and forecourt. Large garden to the rear mainly in lawn with some mature shrubs and spectacular sea views. Detached garage (6.04m x 4.26m) with roller shutter door, toilet, oil fired boiler, lights and power sockets. Early viewing comes highly recommended, contact Wexford Auctioneers Kehoe & Associates 053-9144393.



ACCOMMODATION

Entrance Hallway	3.50m x 1.57m	With laminate floor and walk-in hotpress with dual immersion.
Sitting Room	4.23m x 3.13m	With tiled open fireplace and laminate floor.
Living Room	5.29m x 3.07m	With feature open fireplace and laminate floor.
Kitchen	4.68m x 2.71m	With built-in floor and eye-level units, electric cooker, plumbing for dishwasher and washing machine, part-tiled walls, tiled floor and door to outside.
Inner Hallway	5.60m x 0.96m	
Bedroom 1	2.90m x 3.05m	With laminate floor.
Bedroom 2	4.07m x 3.06m	With built-in wardrobes and laminate floor.
Bedroom 3	3.26m x 2.90m	With built-in wardrobes and laminate floor.
Bathroom	2.90m x 2.60m	With bath, w.c. and w.h.b.
Total Floor Area c. 93.42 sq. m/(1,005 sq. ft.)		



Features

- Mature gardens with sunny aspect.
- Walking distance to Curracloe Village.
- Immense potential to modernise, upgrade and extend (SPP).

Outside

- Mature gardens with ornamental trees and shrubs.
- Sunny aspect.
- Matcrete drive/forecourt.
- Detached garage

Services

- Mains electricity.
- Mains water.
- Septic tank drainage.
- OFCH

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

DIRECTIONS: : From Wexford proceed over Wexford Bridge on the R741, turning right after Ardavan for Curracloe/Blackwater (R742). Turn left at the Hotel Curracloe and the property is c. 850m up this road on the left-hand side. For Sale Sign. Eircode Y21HF68







Curraclloe Beach



Village



Ravenwood



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. 115537789
Energy Performance Indicator: 297.83 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