

FOR SALE

AMV: €320,000 (FURNISHED)

File No.d375. BF



74 Morriscastle Village, Kilmuckridge, Co. Wexford

- Spacious 4 bedroomed detached split-level home in this private secure gated complex. Located only 1.7 km from the fabulous Blue-Flag beach at Morriscastle and 2.5 km from Kilmuckridge Village. Enjoy the freedom and beauty of the fabulous Wexford Coastline offering endless kilometres of sandy beach and dunes to ramble.
- The property has been well maintained, tastefully decorated, it is presented to the market in excellent condition and offered for sale fully furnished and ready for immediate occupation.
- Exceptionally Private rear garden, totally enclosed with extensive brick patio area and lovely sunny aspect perfect for outdoor dining. Extensive professionally landscaped amenity areas and ample on-site parking.
- The accommodation briefly comprises entrance hallway, sitting room, kitchen/dining room, utility room and guest toilet at ground floor level, 2 double bedrooms and bathroom at lower ground floor and 2 double bedrooms (one ensuite) at first floor level.
- For viewing arrangements contact Wexford Auctioneers, Kehoe & Assoc. on 053-9144393



**Kehoe
& ASSOC.**

74 Morriscastle Village, Kilmuckridge, Co. Wexford

Description: Spacious 4 bedroomed detached split-level home in this mature private development. Conveniently located only 1.7km from the fabulous Blue-Flag beach at Morriscastle. Enjoy the freedom and beauty of the fabulous Wexford Coastline with endless kilometres of sandy beach and dunes to ramble. Kilmuckridge Village offers an excellent range of amenities including supermarket, pharmacy, post office, hardware shop, pubs, café's, restaurants and hotel.

The property is offered for sale fully furnished in walk-in condition. It has been well maintained and lovingly cared for over the years and is presented to the market in excellent condition.

Exceptionally private rear garden, totally enclosed with lovely westerly aspect and extensive paved patio area, perfect for outdoor dining or an evening barbeque. Secure gated complex with ample on-site parking and extensive professionally landscaped green areas.

This property would make a lovely permanent home sure to satisfy the needs of any growing family. It would also have much to offer anyone looking for a coastal retreat with excellent village amenities close by, beautiful coastline and fabulous sandy beaches within easy reach.

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







Morriscastle Beach



ACCOMMODATION

Entrance Hallway	3.80m x 1.86m	With porcelain tiled floor.
Sitting Room	3.80m x 3.82m	With timber floor, elevated fireplace with solid fuel stove.
Kitchen / Diner	5.60m x 3.66m (max)	With excellent range of built-in floor and eye units, double oven, American style fridge freezer, hob, extractor, dishwasher, part tiled walls, porcelain tiled floor and French doors to rear garden.
Utility Room	2.48m x 1.53m	With worktop, storage press, washing machine, porcelain tiled floor and door to outside.
Toilet	2.49m x 0.89m	With w.c., w.h.b., gas boiler, part tiled walls and porcelain tiled floor.
First Floor		
Hotpress		With dual immersion.
Bedroom 1	2.87m x 3.82m	With built-in wardrobe and shower room ensuite.
Ensuite	2.90m x 1.86m	Tiled shower stall with electric shower, w.h.b., w.c. and tiled floor.
Bedroom 2	3.96m x 2.49m	With laminate floor.
Lower Ground Floor		
Bathroom	2.86m x 1.81m	With bath with shower mixer taps, w.h.b., w.c., part tiled walls and tiled floor.
Bedroom 3	2.86m x 3.15m	With built-in wardrobes and laminate floor.
Bedroom 4	3.97m x 2.46m	With built-in wardrobes and laminate floor.

Total Floor Area: c. 115 sq.m. (c. 1,238 sq.ft.)





Features

- Close to Morriscastle Beach
- Excellent village amenities close by
- Presented in excellent condition
- For Sale fully furnished

Outside

- Exceptionally private rear garden
- Lovely westerly aspect
- Extensive brick patio area
- Barna shed

Services

- Mains electricity
- Private water
- Private treatment plant
- GFCH

NOTE: Service Charge €680 per annum.

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

DIRECTIONS: Proceed to Kilmuckridge Village and towards Morriscastle Beach. Proceed down this road for c. 2.5km and Morriscastle Village is on your left-hand side. Proceed through the electronic gates take the first right and second left and No. 74 is the first house on the left. For Sale Sign. Y25X968





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): C3 BER No. 104587712

Energy Performance Indicator: 211.9 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bernie Farrell

Contact No: 0872501492

Email: bernie@kehoeproperty.com

Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: 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

