

# FOR SALE

AMV: €325,000

File No. d348.CWM



## No. 8 Beachfield Manor, Ballyheige, Screen, Co. Wexford

- Much sought-after location in Screen / Curraclloe, Wexford, just outside both villages, within 9 minutes from Wexford Main Street and 15 minutes from the M11 Dublin Motorway.
- Fabulous family home with 4 bedroom, 3 bathrooms - c. 153 sq.m. / 1,647 sq. ft. on with west facing stone patio.
- Ideal for fans of the outdoors seeking easy access to hiking and walking trails, surfing, sea swimming and many other activities and it is located within walking distance to Screen Primary School.
- Acc. briefly comprises of: an entrance hall, sitting room, sunroom, kitchen/dining room, utility, two bedrooms, family bathroom. Upstairs, two en-suite bedrooms and hotpress.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. at 053 9144393



**Kehoe  
& ASSOC.**

## No. 8 Beachfield Manor,

**General Description:** Kehoe & Assoc. is proud to bring this superb property to market, situated just off the R741 route from Wexford to Gorey, less than 1km from Screen village and less than 5 minutes' drive from the village of Curracloe, a sought-after location with endless sandy coastal beaches – made famous by Hollywood block buster's Saving Private Ryan and Brooklyn. This is a fun and lively area where all amenities are close to hand including Hotel Curracloe and a second hotel under construction. A choice of primary schools with nearby Screen (less than 600m) or Curracloe primary school the closest options. Secondary schools are very well catered for with school bus servicing the nearby Wexford schools of the Presentation, Loreto, CBS, St. Peters, Selskar College, and SETU Wexford Campus.

Today's tight planning conditions in this locality make it unlikely for many to acquire such a house and this property present an opportunity to live an enviable lifestyle in this popular location. A must view for fans of the outdoors who want ease of access to hiking and walking trails, surfing, sea swimming, beach horse riding and many other activities.

On arrival to this small development of only 22 houses. This estate is mature and well maintained. No. 8 Beachfield Manor is a detached property benefitting from a concrete driveway and gardens in lawn to the front. The property offers an enclosed rear garden, garden shed and westerly facing patio, ideal for al-fresco even bites. Built in 2003 with a building energy rating of C3, this high-quality home offers four bedrooms and three bathrooms extending to c. 153 sq.m. / 1,647 sq.ft. Inside the residence is free-flowing and accommodation is well-appointed with rooms to adapt to your needs on the ground floor to become either a playroom, home office or ground floor bedrooms.

The heart of this home is the expansive open plan living area with kitchen & dining room connected directly to the sitting room and sunroom with sliding doors leading onto the patio from both the kitchen and the sunroom. There is a spacious utility room to the rear with rear garden access. There is also 2 ground floor bedrooms with a family bathroom. Upstairs there are 2 further bedrooms, both with ensembles.

A superb home with so much to offer in a sought-after location. To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.



## **ACCOMMODATION**

Entrance Hallway	5.61m x 2.35m	Timber laminate flooring, electrical & telephone points.
Sitting Room	4.74m x 4.14m	Timber laminate flooring, feature open fireplace with brick surround, Liscannor stone hearth and timber mantelpiece. Electrical & t.v. points, shelving, bay window overlooking front garden. Two steps down to:
Sun Room	3.58m x 3.52m	Tiled flooring, sliding door to west facing patio.
Kitchen	5.32m x 4.13m	Tiled flooring, fully fitted kitchen with ground & eye level cabinets, worktops, single drainer stainless steel sink, window overlooking side garden. Belling electric oven with 4-ring hob and extractor fan overhead. Free-standing Hotpoint fridge-freezer, Whirlpool dishwasher. Sliding doors leading to west facing patio. Door to:
Utility Room	4.12m x 1.98m	Tiled flooring, fitted floor cabinets, upper open shelves. Zanussi condenser dryer, Zanussi washing machine, free-standing Whirlpool fridge-freezer. Door to rear garden.
Bedroom 1	4.13m (max) x 3.59m	Carpet flooring, feature bay window overlooking front garden. Electrical points and Broadband points.
Bedroom 2	3.59m (max) x 3.53m	Carpet flooring, large window overlooking rear garden.
Family Bathroom	2.71m x 2.32m	Tiled flooring, bath with tiled surround, w.c., w.h.b. with tiled splashback, mirror and light overhead.

### **Timber carpeted staircase leading to first floor**

Spacious Landing	4.06m x 1.71m (max)	Carpeted flooring, access to storage in eaves, large hotpress with dual fuel immersion and ample shelving.
Master Bedroom	4.15m (max) x 3.94m (max)	Carpet flooring, bay window overlooking front garden, electrical point, attic access.
En-suite	3.02m x 1.52m	Tiled floor, enclosed tiled shower stall with pressure pump shower system, Velux window, w.c., w.h.b. with tiled splashback & mirror.
Bedroom 4	5.61m (max) x 3.00m	Carpet flooring, dual aspect with Velux window windows and large window overlooking front garden. Electrical & t.v. points.
En-suite	1.92 m x 1.67m	Tiled flooring, enclosed tiled shower stall with pressure pump shower and glass sliding door. Velux window, w.c., w.h.b. with tiled splashback & mirror overhead.

**Total Floor Area: c. 153 sq.m. / 1,647 sq.ft.**







## Features

- Sought-after rural location
- 4 bedrooms, 3 bathrooms
- Extending to c. 153 sq.m. / 1,647 sq.ft.
- Spacious and well-appointed accommodation
- Westerly facing patio

## Outside

- Enclosed garden in lawn
- Westerly facing stone patio – ideal for al-fresco evening dining
- Off-street parking to the front
- Mature boundary
- Garden shed

## Services

- Mains water
- Development treatment plant & drainage managed by the Local Authority
- OFCH
- Fibre Broadband available
- Satellite t.v.
- Pressure pump showers in both en-suites

**Please Note:** The resident association contribution is c. €100 per annum for grass cutting of the common areas.

**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 H297



## Raven Wood Forest, Curracloe



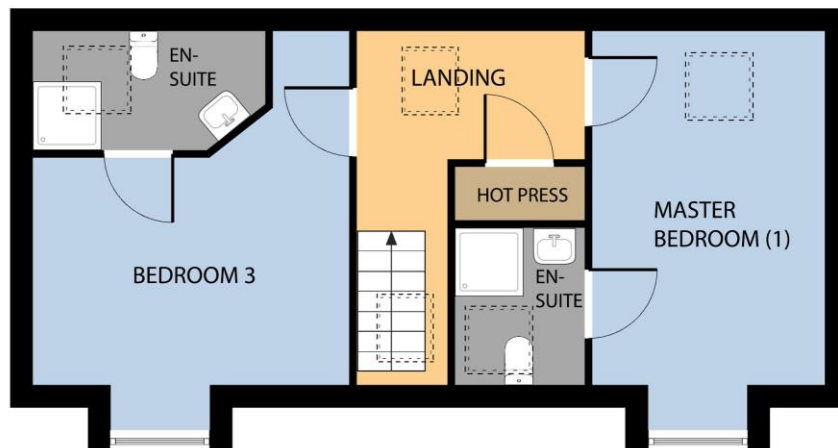
# Curracloe Beach



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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**Building Energy Rating (BER): C3 BER No. 116271834**  
**Energy Performance Indicator: 220.46 kWh/m<sup>2</sup>/yr**

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

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