

FOR SALE

AMV: €225,000

File No. d399.CWM



No. 18 St. Helens Village, Kilrane, Co. Wexford

- A perfectly positioned holiday home situated beside the well-known St. Helen's Bay Golf & Country Club, with a range of amenities including golf course, tennis & basketball courts, children's play area, restaurant & bar.
- From the property there is a short walk to Bing Bay Beach where long walks on the beach and headlands await.
- Only 2 hours from Dublin and 5 minutes from Rosslare Europort.
- Presented in immaculate condition with three bathrooms, which are newly refurbished.
- Accommodation comprises of an entrance hall, open-plan living/dining/kitchen, 3 bedrooms (master en-suite) and brand new family bathroom.
- To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.



**Kehoe
& ASSOC.**

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Kehoe & Assoc. are delighted to present 18 St Helen's Bay to the market. Built in 1998, this mature development is extremely popular for holiday homes and indeed full-time residences. The semi-detached bungalow at 18 St Helens Bay is on a quiet cul-de-sac where the beach access is steps away onto the Bing Bay Beach. The St Helens Golf Club House is easily reached from the beach.

The property has two car parking spaces outside. The grounds are managed and always immaculate all year round.

This particular property is in excellent condition with recent refurbishments to the bathrooms and kitchen.

The accommodation comprises of an entrance hall, open plan living, dining and kitchen, three bedrooms all with built in wardrobes, the master is an ensuite and the brand new family bathroom is presented wonderfully. Off the hallway is a hot press with a new cylinder and a separate utility space ideal to house the washing machine and dryer. There is a south facing conservatory with an enclosed patio area. The plot extends to the raised grass margins.

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



ACCOMMODATION

Entrance Hallway	3.84m x 1.49m	Timber laminate flooring, brush chrome light fittings. Bootroom space and wall mounted rails.
Newly Refurbished Family Bathroom	2.45m x 1.77m	Beautifully designed with tiled flooring, half-wall tiled surround meeting enclosed fully tiled shower stall with built-in shower shelf, pressure pump shower with dual showerheads (rainwater showerhead & Select showerhead). Wash hand basin with built-in units & drawers underneath, mirror and Bluetooth enabled system and lighting overhead, w.c.
Open Plan Kitchen/ Living/Dining Room	7.52m x 3.74m	Timber laminate flooring, feature fireplace with black marble tile & timber surround, t.v. & electrical points, Broadband (Carnsore – up to 100mpbs available). Dual aspect with feature bay window. Fully kitted kitchen (installed in 2019), floor & eye level cabinets, Hotpoint under-counter fridge, Normende electric double oven, 4-ring hob and extractor fan overhead. Bosch dishwasher, ample worktop space, tiled splashback, single stainless steel sink. Window overlooking front garden. Sliding patio door leading to south-facing conservatory.
Conservatory	3.35m x 2.68m	Tiled flooring. Sliding doors to south facing enclosed patio.
Hallway to Bedroom Accommodation Utility Closet	4.86m x 0.94m	Timber laminate flooring, hotpress with electric immersion, ample shelves. Plumbed for washing machine & dryer, counter space, storage and electric fuse board.
Master Bedroom	4.08m x 3.59m	Timber laminate flooring, built-in treble bay wardrobe, large window overlooking south facing patio.
En-suite	2.27m x 1.12m	Tiled flooring, part-floor to ceiling tiled surround, large shower stall with Triton T90zr shower. Dimplex wall mounted heater, w.h.b. with cabinets underneath, w.c.
Bedroom 2	3.47m x 2.60m	Timber laminate flooring, built-in wardrobes, electrical points and wall-mounted radiator.
Bedroom 3	3.59m x 2.28m	Timber laminate flooring, built-in open shelves and rails, window overlooking south facing patio.

Total Floor Area: c. 87.56 sq.m. / 943 sq.ft.







Features

- 3 bedroom
- 2 bathroom, newly refurbished
- Extending c. 87.56 sqm / 943 sq ft
- Newly refurbished bathroom and kitchen.

Outside

- South facing patio
- Easy access to beach
- Quiet cul-de-sac location
- Gated secured development

Services

- Mains Water
- Mains Drainage
- Electric heating
- Carnsore Broadband

Management Fees: Paid annually at €1,200 to include bins, grass maintenance all year round, the house is painted outside every three years and common grounds insurance.

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: Y35 D340





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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St. Helens Golf Club



St. Helens Golf Club



Building Energy Rating (BER): D1 BER No. 116349259
Energy Performance Indicator: 234.64 kWh/m²/yr

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

Sales Agent

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