

FOR SALE

AMV: €225,000

File No. 8915.CWM



No. 57 Beechbrook Park, Kilmuckridge, Co. Wexford

- Three bedroom detached property overlooking the green in Beechbrook Park
- The property extends to c. 113 sq.m. / 1,216 sq.ft
- Convenient location in the heart of the seaside village of Kilmuckridge and 5 minutes' drive to 'Blue Flag beach at Morriscastle.
- Walking distance of all amenities, short walk to local primary & secondary schools.
- Accommodation briefly comprises; entrance hallway, sitting room, kitchen/dining room, utility room, guest w.c. Upstairs master bedroom with en-suite, two further bedrooms and a family bathroom.
- To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.



**Kehoe
& ASSOC.**

No. 57 Beechbrook Park Kilmuckridge, Co. Wexford

No. 57 Beechbrook Park is a spacious 3 bedroomed detached family home located in this mature residential location in the heart of Kilmuckridge village. Within easy walking distance of a vast array of village amenities including primary & secondary schools, childcare facilities, church, supermarket, pubs, hotel etc. The central heating system has been upgraded with a modern condensing boiler and is zoned, insulation in the walls and attic have also been upgraded.

There is an exceptionally spacious enclosed garden to the rear with side access on both sides, new concrete and timber fencing and ample space to extend if so desired. The renowned 'Blue Flag' beach at Morriscastle and fabulous Wexford coastline is only 5 minutes' drive.

This property would make a wonderful family home and given its proximity to beaches and amenities would also make an excellent holiday home.

Viewing comes highly recommended and is by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. on 053 9144393.

Blue Flag Beach at Morriscastle



ACCOMMODATION

Entrance Hallway	4.26m x 2.50m	Timber laminate flooring, storage underneath staircase and guest w.c.
Sitting Room	4.72m x 4.29	Timber laminate flooring, feature open fireplace, marble tile and timber surround. Electrical and t.v. points, Large window overlooking front garden with driveway and grass in lawn. Well positioned cherry blossom.
Kitchen/Dining Area	5.75m x 3.26m	Timber laminate flooring, fitted kitchen with floor & eye level cabinets, ample worktop space, single drainer stainless steel sink unit, tiled splashback. Large window overlooking rear garden. Indesit dishwasher, Zanussi electric double oven, 4-ring hob with extractor fan overhead. Free-standing LG American style fridge-freezer. Sliding doors to rear garden and patio availing of both the sunrise and sunsets.
Utility Space	2.62m x 1.46m	Lino flooring, plumbed for washing machine & dryer. Pedestrian door to side access.
Guest W.C.	1.74m x 0.78m	Lino flooring, w.h.b. with tiled splashback, w.c.

Carpeted timber staircase to first floor

Landing	3.14m x 1.73m (max)	Carpeted flooring, dual fuel immersion hotpress.
Master Bedroom	3.96m x 3.76m	Carpeted flooring, electrical & t.v. points. Large window overlooking rear garden.
En-suite	2.55m x 0.96m	Lino flooring, enclosed tiled shower stall, Triton T90sr shower, w.h.b. with tiled splashback, w.c.
Bedroom 2	3.88m x 3.79m	Carpeted flooring, large window overlooking front garden.
Bedroom 3	3.57m x 2.52m (max)	Carpeted flooring, built-in wardrobes, window overlooking front garden.
Family Bathroom	2.33m x 1.77m	Lino flooring, bath with half-wall tiled surround, w.h.b. with tiled splashback, w.c.

Total Floor Area: c. 113 sq.m. / 1,216 sq.ft.





Features

- Three bedroom, three bathroom
- Extending to c. 113 sq.m / 1,216 sq.ft.
- Walking distance of all amenities.
- Close to primary and secondary schools.
- 5 minutes' drive to 'Blue Flag' beach at Morriscastle

Outside

- Concrete drive & garden to the front.
- Large enclosed rear garden
- Side access
- Paved patio area.

Services

- Mains water
- Mains drainage.
- Mains electricity.
- OFCH

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: Y25 YX47

Blue Flag Beach at Morriscastle





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): C1 **BER No. 105244180**
Energy Performance Indicator: 162.56 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. PRSA No. 002141