

FOR SALE

AMV: €280,000

File No. d408.CWM



No. 22 Chapel Wood Kilmuckridge, Co. Wexford

- Superb, detached family home located in Kilmuckridge Village and close to the 'Blue Flag' Beach at Morriscastle.
- A large south westerly aspect enclosed rear garden.
- A spacious home extending to c. 124 sq.m. / 1,334 sq.ft.
- Accommodation briefly comprises; entrance hallway, sitting room, kitchen/dining room, utility room, guest w.c., 4 bedrooms (master en-suite), family bathroom.
- To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.



**Kehoe
& ASSOC.**

No. 22 Chapelwood, Kilmuckridge, Co. Wexford

Kehoe & Assoc. are delighted to introduce No. 22 Chapelwood to the market. This superbly spacious 4-bed detached property offers one of the largest gardens in the development. The property has a spacious feel throughout with a generous sitting room, a kitchen and dining room with patio doors from the dining area lead onto the large south westerly aspect garden. There is also a spacious utility room with door to the rear garden and a large downstairs guest w.c.

This property is in turnkey condition. Viewing of this property is by appointment only and comes highly recommended Kilmuckridge is a beautiful coastal village located in the sunny south east. It boasts the popular sandy blue flag Morriscastle beach and it's other amenities include; primary school, churches, supermarket, hotel, bars. etc. Kilmuckridge is a vibrant and busy village with much to offer. Chapelwood is a stroll away from the village and is approx. 1 hour from South Dublin and 20 min drive to the N11.

The accommodation briefly comprises of entrance hall, sitting room, kitchen/dining room, utility room, guest w.c., four bedrooms, master en-suite and family bathroom.

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	3.66m x 3.13m	Tiled flooring, telephone & electrical points, wired for alarm. Staircase to first floor with storage underneath.
Sitting Room	4.68m x 4.52m	Solid timber flooring, feature open fireplace with black granite tile & timber surround. T.V. & electrical points, two large windows overlooking front garden with Cherry Blossom tree.
Kitchen/Dining Room	5.84m x 3.82m	Tiled flooring, fully fitted kitchen, floor & eye level cabinets, ample worktop space, single drainer stainless steel sink, Mosaic tile splashback, Belling electric oven, Belling 4-ring hob and extractor fan overhead. Zanussi Electrolux dishwasher, Belling free-standing fridge-freezer. Sliding patio doors to south-westerly aspect garden.
Utility Room	2.23m x 1.97m	Tiled flooring, fully-fitted floor & eye level cabinets, Zanussi washing machine, Zanussi dryer, counter space with stainless steel sink & drainer, tiled splashback. Door to rear garden.
Guest W.C.	1.97m x 1.47m	Tiled flooring, w.h.b. with Mosaic tiled splashback, w.c.

Carpet timber staircase to first floor





Landing	3.65m x 1.10m	Carpeted flooring, hotpress with dual fuel immersion and ample storage.
Master Bedroom	4.54m (max) x 4.19m (max)	Carpeted flooring, two windows overlooking front garden & sea views. Electrical and t.v. points.
En-suite	2.43m x 1.34m	Tiled flooring, fully tiled enclosed corner shower stall with Triton T90si shower, w.h.b. with tiled splashback & mirror overhead, w.c.
Bedroom 2	3.82m x 3.22m	Carpeted flooring, large window overlooking rear garden.
Family Bathroom	2.60m x 1.67m	Tiled flooring, bath with tiled surround and showerhead, w.h.b. with tiled splashback, mirror and lighting overhead, w.c.
Bedroom 3	2.81m x 2.60m	Carpeted flooring, window overlooking rear garden, electrical points.
Bedroom 4	3.62m x 3.08m	Carpeted flooring, window overlooking front garden, sea views, electrical points.
Total Floor Area: c. 124 sq.m. / 1,334 sq.ft.		



Features

- Located in Kilmuckridge Village
- Detached family home
- 4 bedrooms, three bathrooms
- Extending to c. 124 sq.m. / 1,334 sq.ft.
- Turn-key condition

Outside

- Large, enclosed garden
- South Westerly aspect
- Off street parking
- Quiet cul-de-sac location

Services

- Mains Water
- Mains Drainage
- OFCH
- Broadband available

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 DH66



GROUND FLOOR



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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): C2 BER No. 116381096
Energy Performance Indicator: 175.02 kWh/m²/yr

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

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