

FOR SALE

AMV: €295,000

File No. d418.CWM



No. 77 Woodview, Castlebridge, Wexford

- Exceptional 3 bedroomed semi-detached home extending to c. 116 sq.m./1,250 sq.ft.
- Fully refurbished with new kitchen, bathroom, P.V. panels installed and exceptional BER B3 Rating
- Only 5 minutes' drive to the sublime sandy beach at Curracloe & The Raven Forest, 5 minutes' drive to Wexford Town.
- Quiet cul-de-sac site in an established residential development with pedestrian access to Castlebridge Village.
- Accommodation briefly comprises; entrance hallway, sitting room, open plan kitchen/dining room, utility room, guest w.c., 3 bedrooms and newly refurbished family bathroom.
- To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

**Kehoe
& ASSOC.**



No. 77 Woodview, Castlebridge, Wexford

No. 77 Woodview is a semi-detached three-bedroom property, well positioned in a cul de sac. The property takes full advantage of the directly south facing rear garden and has the benefit of 15 PV solar panels mounted to the south facing roof. A new triple glazed door and the installation of electric PV has resulted in a BER rating of B3. To the front is a low maintenance garden in lawn with a concrete parking area. There is a beautiful laid out south facing rear garden with a separate cabin ideal for a home gym / office or recreational use. Accommodation is well laid out, bright, spacious and exceptionally configured with garden access from both the sitting room and the dining room.

This sought-after development was built in 2003. The property is close to all village services and amenities which Castlebridge has to offer. Just 6km from Wexford town and 6km from Curracloe Beach. This location offers convenience to Oilgate and the N11/M11 Motorway while Gorey is 35km north via the R741. A beautiful family home which would suit owner occupiers or investors seeking home with such strong rental demand as Castlebridge currently commands.

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



ACCOMMODATION

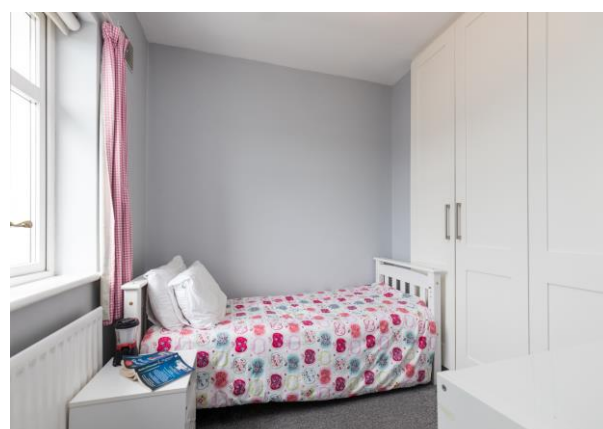
Entrance Hallway	2.63m x 1.47m	Tiled flooring.
Sitting Room	5.96m x 3.57m	Timber laminate flooring, t.v & electrical points, feature electric insert fire with solid stone surround. Sliding patio doors leading to directly south facing concrete patio area.
Open Plan Kitchen/ Dining Area	8.00m x 3.57m	Tiled flooring throughout, dual aspect windows overlooking front garden and French doors leading to south facing rear garden. Fully fitted kitchen, newly installed, with marble counter tops, stainless steel sink in the large island unit. Hotpoint dishwasher, ample counter space surrounding the Whirlpool 4-ring induction hob and extractor fan overhead. Integrated Candy microwave, combi-oven, integrated Belling double oven. American style fridge-freezer with pantry surround and wine rack area. Pantry space. Solid oak kitchen bench with storage drawers underneath. Electrical and t.v. points. Velux window overhead allowing for ample light.
Utility Space	2.96m x 1.66m	Tiled flooring, fitted floor & eye level cabinets, worktops with space for washing machine underneath. Door to rear garden.
Hotpress		With dual fuel immersion and storage shelves.
Guest W.C.	2.16m x 0.97m	Tiled flooring, w.h.b. and w.c.
Carpeted timber staircase to first floor		





Landing	3.15m x 2.10m	Carpeted flooring, electrical points, Stira attic access, large storage cabinet with open shelves.
Master Bedroom	3.72m (max) x 3.57m	Carpeted flooring, window overlooking front garden, electric points.
Walk-in Wardrobe	2.19m x 0.96m	Carpeted flooring, open shelves & rails.
Bedroom 2	3.68m (max) x 3.58m	Carpeted flooring, fully fitted double bay wardrobes with ample space and drawers. Large window overlooking front driveway. Electrical and t.v. points.
Bedroom 3	2.49m x 2.30m	Carpeted flooring, fully fitted double bay wardrobes allowing ample storage space. Window overlooking rear garden.
Newly Refurbished Family Bathroom	2.83m x 2.43m	Fully tiled, step-up with recessed lights to freestanding bath, chrome faucets and separate showerhead. Chrome towel rail. Large shower stall with Triton T90sr shower. 'His & Her's w.h.b. with storage drawers underneath. Wall-mounted mirror & lighting, w.c. Second chrome towel rail.
Garage Storage Space Cabin	2.80m x 0.85m 4.10m x 2.80m	French doors, windows right & left of doors. Carpeted flooring, fully insulate, electrics. This recreational space is currently in use for a home bar, served with an electric heating system. Multi-functional use to include a home office, home gym or indeed recreational space as seen today.

Total Floor Area: c. 116 sq.m. / 1,250 sq.ft.





Recreational Cabin



Garage Storage Space 2.80m x 0.85m
Cabin 4.10m x 2.80m

French doors, windows right & left of doors. Carpeted flooring, fully insulate, electrics. This recreational space is currently in use for a home bar, served with an electric heating system. Multi-functional use to include a home office, home gym or indeed recreational space as seen today.

Total Floor Area: c. 14 sq.m. / 150 sq.ft.

Features

- Only 5 mins. drive to Curracloe beaches and Wexford town.
- Walking distance to Castlebridge Village with all amenities.
- Fully refurbished 3 bedroom semi-detached house including newly installed kitchen and bathroom.
- Extending to c. 116 sq.m. / 1,250 sq.ft.

Outside

- Quiet cul-de-sac location
- Directly south facing garden accessed from sitting room and dining area.
- Recreational cabin with separate garage storage.
- Off-street parking
- Outside tap

Services

- Mains Water
- Mains Drainage
- Electric PV panels (15) - 5kw system with 4.5kw of batteries in the attic
- Electric car point - Zappi
- OFCH
- Fibre Broadband

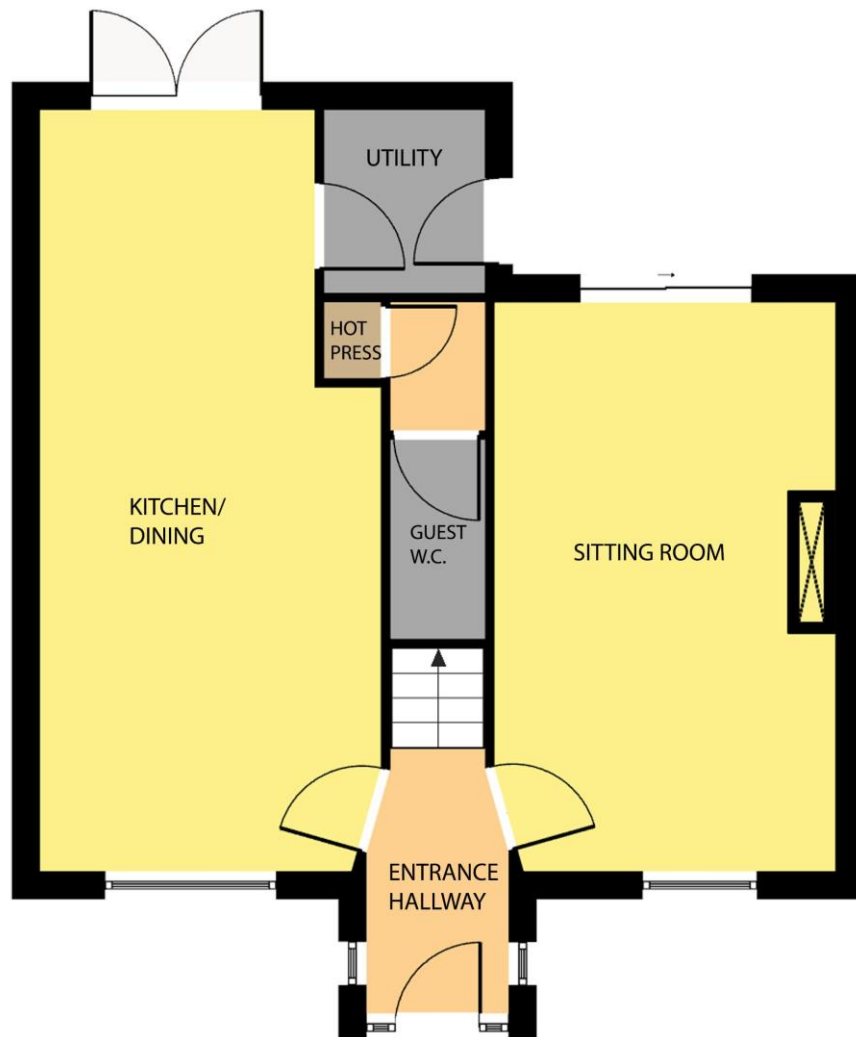
Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: Eircode: Y35 WK07

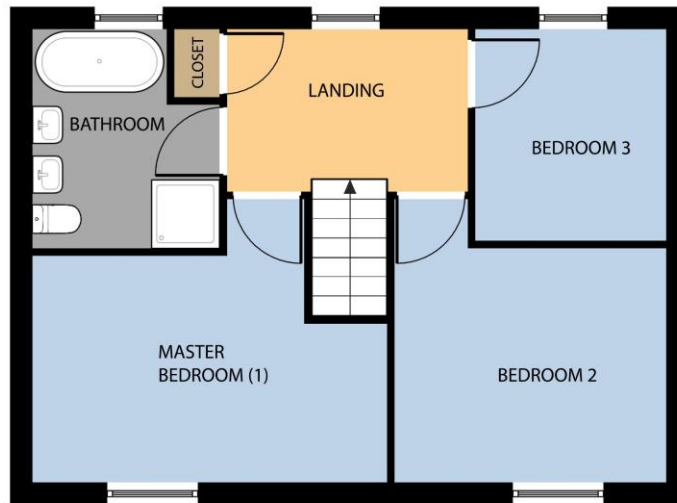




GROUND FLOOR



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): B3 BER No. 113817795
Energy Performance Indicator: 127.18 kWh/m²/yr

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

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