

# FOR SALE

AMV: €265,000

File No. d439.CWM



## 30 Chapelwood Kilmuckridge, Co. Wexford

- Superb sea views over the Eastern Wexford Coastline from the rear garden.
- Within walking distance of the sublime 'Blue Flag' Beach at Morristcastle – and also all amenities at Kilmuckridge Village.
- 4 bedroom, 3 bathroom semi-detached home located in the cul-de-sac of this popular estate.
- Acc. 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 only, Kehoe & Assoc. at 053 9144393 or email sales @ kehoeproperty.com



**Kehoe  
& ASSOC.**



## **30 Chapelwood, Kilmuckridge Co. Wexford**

This wonderful 4 bedroom semi-detached home has a very special view of the beautiful Wexford coastline and night time Tuskar Rock lights in the distance. Located in a cul-de-sac in Chapelwood, Kilmuckridge which was constructed in 2006. Open and spacious living accommodation.

Located in Kilmuckridge, the property is within walking distance of Kilmuckridge primary and secondary school and all its other amenities including shops, supermarkets, churches, cafes, pubs, hotel and restaurants. The beautiful 'Blue Flag' beach at Morristcastle is only 1.5 km away while Gorey Town is 23kms to the north.

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

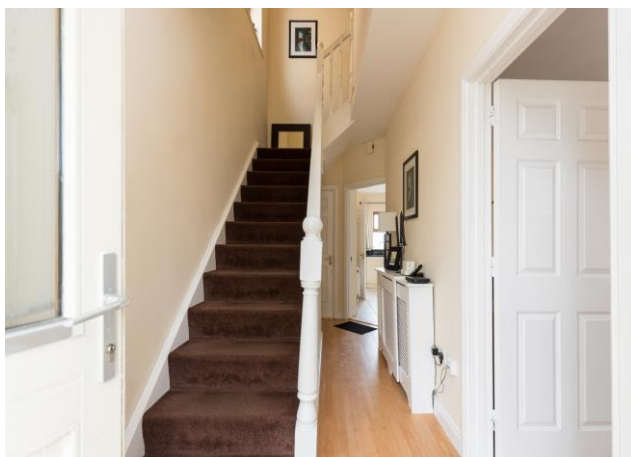
### **Stunning sea views from rear garden**



## **ACCOMMODATION**

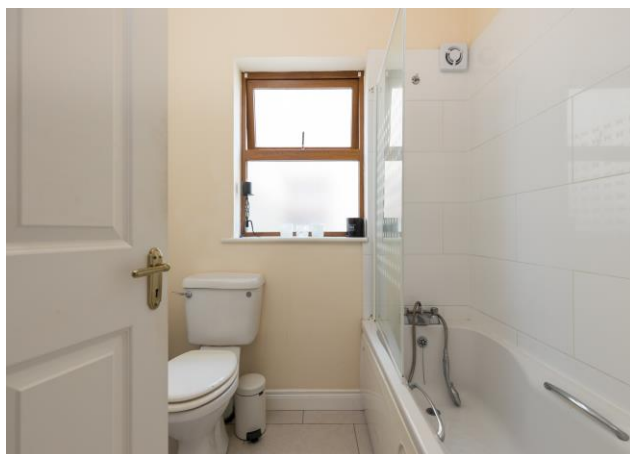
Entrance Hallway	54.99m x 1.78m	Timber laminate flooring, electrical & telephone point, radiator cover.
Sitting Room	4.91m x 4.62m	Timber laminate flooring, feature open fireplace with cream marble surround & marble hearth and timber mantelpiece. Electrical & t.v points, two large windows window overlooking front garden and driveway.
Kitchen/Dining Room	5.04m x 4.69m (max	Tiled flooring, floor & eye level cabinets. Hotpoint double oven with Belling extractor fan overhead. Ample marble countertops with tiled splashback. Double stainless sink unit with chrome faucet, soap dispenser & bevelled marble drainer. 100m marble splashback and windowsill. Space for dishwasher. Sliding doors to south facing rear garden with sea views and large patio space.
Utility Room	2.30m x 1.37m	Tiled flooring, built-in floor & eye level cabinets and counter. Space for washing machined, stainless steel sink & drainer under window overlooking rear garden with sea views. Beko condenser dryer. Door leading to side access.
Guest W.C.	1.52m x 1.37m	Tiled flooring, w.c. and w.h.b. with tiled splashback.
<b>Timber carpeted staircase leading to first floor</b>		
Landing Space	3.37m x 1.55m (max)	Timber laminate flooring. Door to hotpress with dual fuel immersion and ample shelving.
Master Bedroom	4.36m x 4.00m	Timber laminate flooring, two windows overlooking front garden and common green area.
En-suite	2.78m x 1.13m	Tiled flooring, w.h.b. with tiled splashback, w.c.. Enclosed tiled shower stall with Triton T90sr shower.
Bedroom 2	3.48m x 3.33m	Timber laminate flooring, window overlooking rear garden with sea views.
Bedroom 3	2.93m x 2.17m	Timber laminate flooring, large window overlooking rear garden with sea views.
Bedroom 4	3.29m x 2.42m	Timber laminate flooring, window overlooking front garden and common green area.
Family Bathroom	1.96m x 1.77m	Tiled flooring, bath with part-tiled surround showerhead overhead. Wash hand basin with tiled splashback, mirror and overhead light, w.c.

**Total Floor Area: c. 120 sq.m. / 1,291 sq.ft.**









## Features

- Superb sea views from rear garden
- Located in quiet cul-de-sac
- Walking distance to all village amenities
- 4 bedroom, 3 bathroom
- Extending to c. 120 sq.m. / 1,291 sq.ft.

## Outside

- Amazing sea view over the Eastern Wexford Coastline
- Stone Patio & raised timber decking
- Off street parking
- Garden in lawn to front and rear

## 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.

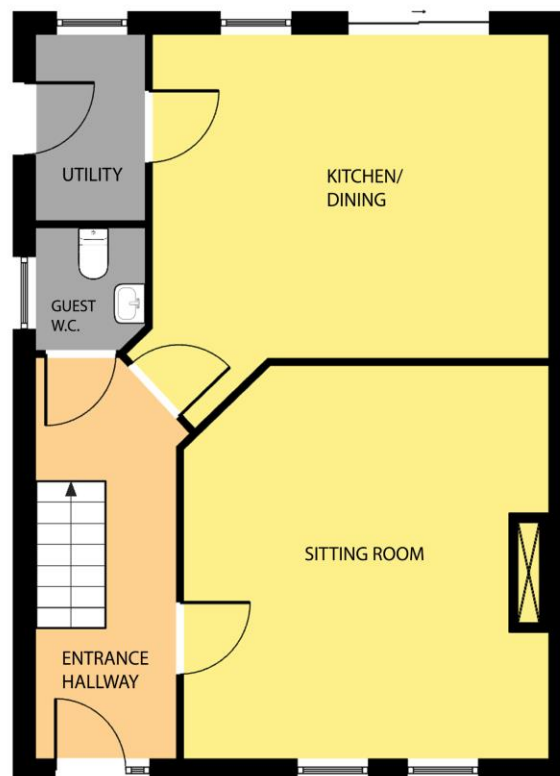
**PLEASE NOTE:** Curtains in the sitting room, master bedroom and bedroom 2, the radiator cover in the entrance hall and white goods are excluded from the sale.

**DIRECTIONS:** Eircode Y25 EH29





GROUND FLOOR



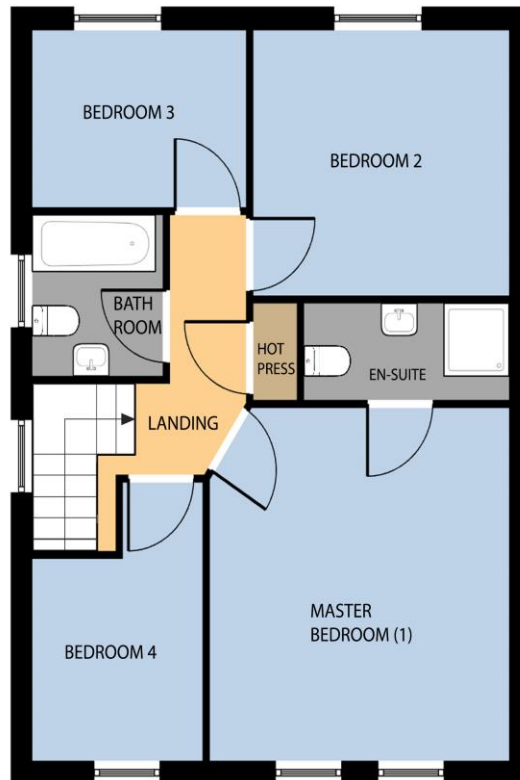
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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## FIRST FLOOR



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**Nearby Tinnaberna Beach**



## ‘Blue Flag’ Beach at Morriscastle



**Building Energy Rating (BER): C2 BER No.: 111875662**

**Energy Performance Indicator: 179.11 kWh/m<sup>2</sup>/yr**

**VIEWING:** Strictly by prior appointment with the sole selling agents only.  
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

**Sales Agent**

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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

