

FOR SALE

AMV: €240,000

File No.d545. BF



30 Beechbrook Park, Kilmuckridge, Co. Wexford

- Spacious 3 bedroomed detached family home in this mature development located in the heart of Kilmuckridge within walking distance of all amenities. Only a couple of minutes' drive from the wonderful sandy beaches at Morriscastle and Tinnaberna.
- The property has been well maintained, tastefully decorated and offered for sale fully furnished in walk-in condition and ready for immediate occupation.
- This property would make a lovely permanent home sure to satisfy the needs of any growing family. It would also have much to offer anyone looking for a coastal retreat with excellent amenities on your doorstep, beautiful coastline and fabulous sandy beaches within easy reach.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

30 Beechbrook Park, Kilmuckridge, Co. Wexford

Spacious 3 bedroomed detached family home in this mature development located in the heart of Kilmuckridge within walking distance of all amenities. Only a couple of minutes' drive from the wonderful sandy beaches at Morriscastle and Tinnaberna. Enjoy the freedom and beauty of the fabulous Wexford Coastline offering endless of kilometers of sandy beach and dunes to ramble and enjoy. Kilmuckridge offers an excellent range of amenities including supermarket, pharmacy, post office, hardware shop, pubs, café's, hotel, restaurants, and pubs. An ideal location for any growing family with excellent Primary School, Secondary School and Childcare Facilities all within walking distance.

The property has been well maintained, tastefully decorated and offered for sale fully furnished in walk-in condition. This well-designed home offers excellent accommodation, with generously proportioned reception rooms and 3 double bedrooms.

Located in a quiet cul-de-sac with garden and concrete drive to the front. Extra wide side access on both sides offering potential to extend (SPP). Exceptionally private rear garden with lovely sunny aspect, lawn and paved patio area the perfect spot for outdoor dining or an evening barbeque.

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Early viewing comes highly recommended, contact Wexford Auctioneers Kehoe & Associates 053-9144393.





ACCOMMODATION

Ground Floor

Entrance Hallway	4.65m x 2.28m	With coving, centre piece and timber floor.
Sitting Room	4.02m x 4.94m	With feature open fireplace, coving, centre piece, timber floor and double doors to:
Kitchen	5.75m x 3.20m	With excellent range of build-in floor and eye-level units, electric cooker, extractor, dishwasher, fridge, part tiled walls, part tiled and part timber floor and sliding patio doors to rear garden.
Utility Room	2.64m x 1.47m	With washing machine, freezer, tiled floor and door to outside.
Guest Toilet	1.95m x 0.79m	With w.c., w.h.b. and tiled floor.

First Floor

Hotpress		With dual immersion.
Bedroom 1	3.77m x 3.60m	With laminate floor and shower room ensuite.
Ensuite	2.43m x 0.96m	Tiled shower stall with electric shower, w.c., w.h.b. and tiled floor.
Bedroom 2	3.88m x 3.97m	With laminate floor.
Bedroom 3	3.65m x 2.23m	With laminate floor.
Bathroom	2.38m x 1.70m	Bath, w.c., w.h.b., part tiled walls and tiled floor.

Total Floor Area: c. 109.22 sq.m. / 1,175 sq.ft.



Features

- Convenient village centre location.
- Walking distance of all amenities
- Close to primary and secondary schools
- 5 minutes' drive to Morriscastle Beach

Outside

- Concrete drive and garden to the front
- Exceptionally private rear garden
- Extra wide side access
- Barna shed

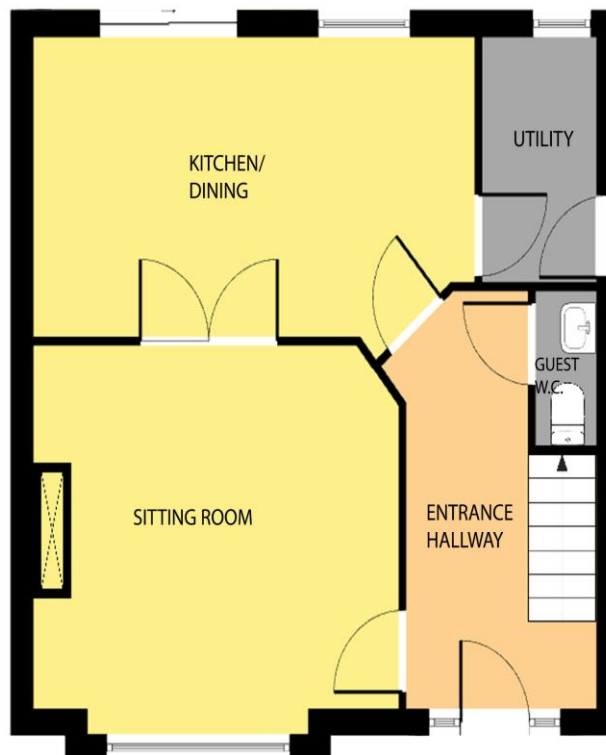
Services

- Mains water
- Mains drainage
- Mains electricity
- OFCH

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

DIRECTIONS: From Kilmuckridge village take the Blackwater Road and Beechbrook Park in on the right-hand side directly opposite the primary school. Proceed into Beechbrook Park take the first left and left again into the next cul-de-sac. No. 30 is on the right-hand side. For Sale Sign. Eircode Y25Y067

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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Building Energy Rating (BER): D1 BER No. 116891649

Energy Performance Indicator: 234.39 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. PRA No. 002141

