

FOR SALE

AMV: €280,000

File No. d501.CWM



No. 68 Chapel Wood Kilmuckridge, Co. Wexford

- Superb, semi-detached family home located in Kilmuckridge Village and close to the 'Blue Flag' Beach at Morriscastle.
- A spacious home extending to c. 125 sq.m. / 1,345 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. 68 Chapelwood, Kilmuckridge, Co. Wexford

Kehoe & Assoc. are delighted to introduce No. 68 Chapelwood to the market. This superbly spacious 4-bed semi-detached 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 enclosed 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.

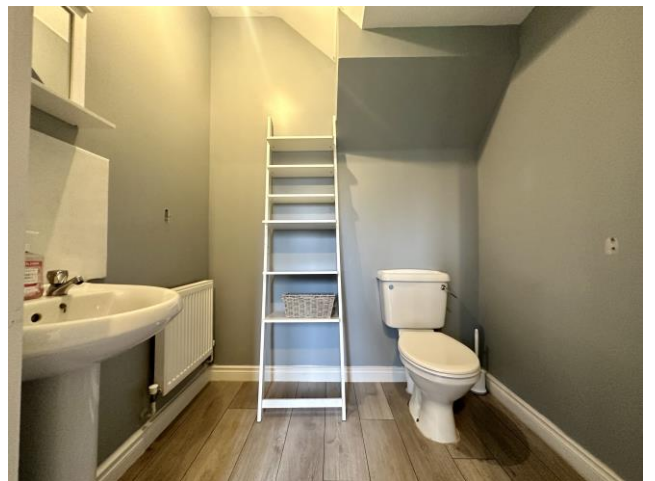
The accommodation briefly comprises of entrance hall, sitting room, kitchen/dining room, utility room, guest w.c., four bedrooms, master en-suite and family bathroom.

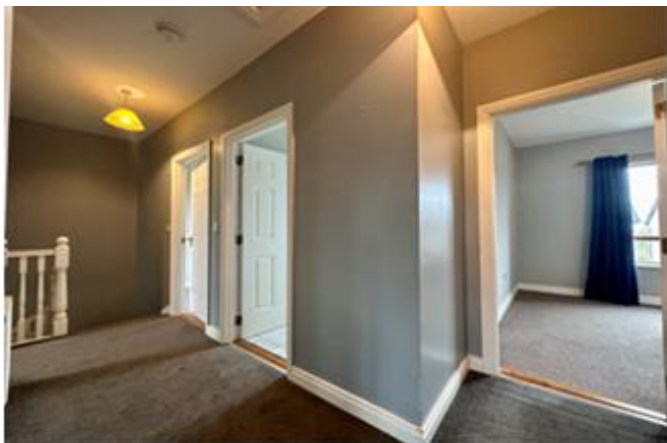
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ACCOMMODATION

Entrance Hallway	4.29m x 3.16m	Timber laminate flooring, wired for alarm, storage under staircase.
Sitting Room	4.61m x 4.30m	Timber laminate flooring, open fireplace with granite tile and timber surround, feature bay window overlooking the front garden and common green area, electric points and T.V. point.
Kitchen / Dining Room	5.84m x 4.08m	Timber laminate flooring, fully fitted kitchen with floor and eye level cabinets, stainless steel sink and drainer with tiled splashback under window overlooking rear garden, Bosch dishwasher, Whirlpool four ring electric hob and extractor fan overhead, Zanussi built in oven, freestanding Hoover fridge freezer, electric points and T.V. points, sliding doors leading to patio area.
Timber staircase with new carpet leading to: Landing area	4.16m x 1.28m	New carpet, attic hatch, 2.7m ceiling height, hot press with dual fuel emersion, and open shelves.
Master Bedroom	4.61m x 4.22m	Carpeted flooring, feature bay window overlooking front Garden and green area, electrical points and T.V. points.
Ensuite	2.13m x 1.26m	Tiled flooring, enclosed corner shower unit with electric Triton T90Z, tiled floor to ceiling in the corner shower unit, wash hand basin with tiled splashback, mirror and lighting overhead and w.c.
Bedroom 2	3.44m x 3.16m	Carpeted flooring, electric points, window overlooking rear garden.
Bedroom 3	2.57m x 2.47m	Carpeted flooring, electric points, window overlooking rear garden.
Bedroom 4	3.58m(max) x 2.93m (max)	Carpeted flooring, electric points, window overlooking front driveway and common green areas.
Family Bathroom	2.56m x 1.77m	Tiled flooring, bath with Triton T80XR overhead (currently Not connected to the electric system) bath tiles surround, w.h.b. tiled splashback and lighting overhead, w.c.
Total Floor Area: c.	125 sq.m. / 1,345 sq.ft.	







Features

- Located in Kilmuckridge Village
- Semi-detached family home
- 4 bedrooms, three bathrooms
- Extending to c. 125 sq.m. / 1,345 sq.ft.
- Turn-key condition

Outside

- Large enclosed garden
- Garden Shed
- Separate Workshop
- Off street parking
- Quiet cul-de-sac location

Services

- Mains Water
- Mains Drainage
- OFCH
- Broadband available

Note: The residents contribution to common area upkeep is €60 per year.

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 NH96

Building Energy Rating (BER): C1 **BER No.** 116699828
Energy Performance Indicator: 171.48 kWh/m²/yr

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

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