

# FOR SALE

AMV: €250,000

File No. d530.BF



## 6 Ford Haven, 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, freshly decorated 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 an investment property or 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



**Kehoe  
& ASSOC.**

## 6 Ford Haven, kilmuckridge, Co. Wexford

**Description:** Spacious 3 bedrooled detached dormer style 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 kilometers of sandy beaches 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, freshly decorated and is ready for immediate occupation. This well-designed home offers well flexible accommodation, with generously proportioned open plan reception room, dining room/play room and ensuite double bedroom at ground floor level, 2 further double bedrooms and shower room at first floor level.

Located in a quiet cul-de-sac with garden and tarmacadam drive to the front. Large garden offering potential to extend (SPP). Exceptionally private rear garden, not overlooked with lovely sunny aspect, lawn and extensive decking the perfect spot for outdoor dining or an evening barbeque.

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 an investment property or coastal retreat with excellent amenities on your doorstep, beautiful coastline and fabulous sandy beaches within easy reach.

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







## ACCOMMODATION

### **Ground Floor**

Entrance Porch 2.68m x 1.70m

With timber floor.

Sitting Room 4.66m x 3.46m

With solid fuel, stove laminate floor. Open plan to:

Kitchen 3.18m x 3.25m

With excellent range of built-in floor and eye level units electric cooker, extractor, dishwasher, washing machine, fridge freezer, breakfast bar part tiled walls tiled floor and French doors to rear garden.

Hotpress

With dual immersion

Understairs Storage Closet

Dining Room/ 3.69 x 3.17

Play Room

Bedroom 1 2.88m x 4.16

With excellent range of built-in wardrobes and shower room ensuite

Ensuite 3.16m x 1.45m

Tiled shower stall with twin head shower w.c. w.h.b. and tiled floor.

### **First Floor**

Bedroom 2 5.40m x 3.00m

Bathroom 2.40m x 1.72m

Bath with power shower over, w.c., w.h.b., part tiled walls and tiled floor.

Bedroom 3 5.41 x 2.87

**Total Floor Area: c. 108.27 sq.m. ( c. 1165 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

- Tarmacadamed drive and garden to the front
- Exceptionally private rear garden
- Extensive decking
- Lovely sunny aspect

## Services

- Mains water
- Mains drainage
- Mains electricity
- OFCH

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

**DIRECTIONS:** As you approach Kilmuckridge from Wexford Fort Haven is located on the left-hand side just before Glanbia. Proceed into Ford Haven take the first right and No. 6 is in the corner on the right-hand side. For Sale Sign. **Eircode Y25HH68**



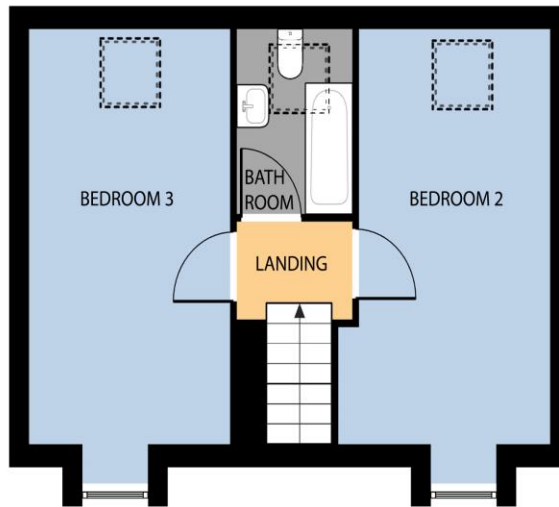
GROUND FLOOR



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.



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.

COPYRIGHT: SHOWCASE IMAGES.IE



**Building Energy Rating (BER): C2 BER No. 101126647**  
**Energy Performance Indicator: 192.12 kWh/m<sup>2</sup>/yr**

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

**Selling Agent: Bernie Farrell**

**Contact No: 0872501492**

**Email: [bernie@kehoeproperty.com](mailto:bernie@kehoeproperty.com)**

**Kehoe & Assoc.,**

Commercial Quay,

Wexford

053 9144393

**[www.kehoeproperty.com](http://www.kehoeproperty.com)**

**Email: [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)**



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