

FOR SALE

AMV: €320,000

File No. d555.CWM



Ardlea, Tinnacurra, Co. Wexford

- A superb bungalow residence with three bedrooms extending to c. 130 sq.m.
- Located near a host of amenities on Forth Mountain and easy 15-minute drive to Wexford town.
- The property is in excellent condition and ready for immediate occupancy.
- Accommodation in brief comprises of entrance hallway, sitting room, kitchen / dining room, sunroom, utility, three bedrooms (master ensuite) and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Ardlea, Tinnacurra, Co. Wexford

DESCRIPTION: Kehoe & Assoc. is delighted to present a superb 3-bedroom detached bungalow residence with picturesque countryside views. Situated on a spacious half-acre property with mature grounds, this home is impeccably maintained, in turnkey condition and tastefully decorated. The property features a spacious kitchen/diner, a living room with breathtaking views, and a master bedroom with an en suite. The layout is ideal for family life, with bright and well-proportioned rooms.

Located in a highly sought-after residential area near Forth Mountain, the home offers easy access to scenic walking trails to Carrig Foyle, Shelmalier Stables & Riding School, shops, schools, and restaurants in nearby villages. It is also conveniently connected to major routes, with Wexford town only 15 minutes away and Rosslare Europort 20 minutes. Beaches at Curraclloe, Kilmore, and Rosslare are close by, and Dublin City and airport are less than 2 hours away. This property presents a rare opportunity to own a premium home in a desirable rural setting. Don't miss out - schedule a viewing today.

Viewing comes highly recommended for further information and viewing arrangements contact Wexford Auctioneers Kehoe & Associates 053-9144393.



ACCOMMODATION

Entrance Hallway	1.50m x 5.00m	Semi solid wood flooring.
Sitting Room	3.90m x 5.60m	Stunning countryside views, feature fireplace, bay window, coving, recessed lighting, double doors to;
Kitchen/Diner	4.00m x 5.20m	Fully fitted eye & waist level units, integrated dishwasher, oven & hob, breakfast counter with storage, marble worktops, part tiled walls, tiled floor, recessed lighting.
Conservatory	2.90m x 3.30m	Tiled floor, double doors to patio, recessed lighting.
Utility Room	2.40m x 3.20m	Units at eye & waist level, stainless steel sink unit, door to rear.
Inner Hallway	1.20m x 10.30m	Semi solid timber flooring, feature window, recessed lighting.
Bathroom	3.30m x 3.30m	W.C., W.H.B., corner bath with shower attachment, shower, fully tiled, hot press.
Bedroom 2	3.70m x 3.20m	Semi solid wood flooring, coving, recessed lighting.
Master Bedroom	4.30m x 3.30m	Built in wardrobe, bay window, semi solid wood flooring, door to;
En-Suite	1.30m x 2.20m	W.C., W.H.B., shower, fully tiled.
Bedroom 3	3.00m x 3.60m	Built-in wardrobe, semi solid wood flooring, recessed lighting.

Total Floor Area: c.130 sq.m. / 1,399 sq.ft







Features

- Detached bungalow
- Three bedroom, 2 bathrooms
- Extending to c. 130 sq.m.
- Rolling countryside views

Outside

- Gardens with patio area
- Site extends to c. 0.5 acres
- Tarmacadum driveway
- Ample parking space

Services

- OFCH
- Private water
- Private sewerage
- 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 V254





This floor plan is for illustration purposes only and should not be relied on. Intending purchasers and/or lessees must independently satisfy themselves in relation to exact floor areas / sizes. We take no responsibility for any errors contained within the floor plan including any omissions or inaccuracies. All measurements and details are approximate including dimensions and/or measurements for doors, windows, rooms and all other details within the floor plan

Building Energy Rating (BER): C2 BER No. 116518911
Energy Performance Indicator: 197.78 kWh/m²/yr

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

Sales Agent
CATRIONA MURPHY
087 2427525
Email: catriona@kehoeproperty.com



Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393
www.kehoeproperty.com
Email: 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. PRSA No. 002141