

FOR SALE

AMV: €425,000

File No.d565. BK



Blackhill, Murrintown, Co. Wexford

- Fabulous 4-bed / 3-bath bungalow extending to c. 168 sq.m. / 1,808 sq.ft. set on a private, enclosed site extending to c. 0.59 acres.
- Most conveniently located 2.6km from Murrintown village, 10km from Wexford Town and 15km from both Rosslare Strand and Kilmore Quay.
- Presented to market in excellent condition with spacious, light filled accommodation incorporating 4 well appointed double bedrooms.
- Tarmacadam entrance driveway with a large lawn and cobble lock area at the rear which benefits from a southerly aspect.
- Accommodation comprises of: entrance hallway, sitting room, kitchen / dining area, utility room, guest wc, family bathroom, 4 double bedrooms (master ensuite & walk-in wardrobe). To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

Blackhill, Murrintown, Co. Wexford

Description: Located just 2.6km from the village of Murrintown and 10km from Wexford Town, this excellent 4-bedroom property is superbly positioned. Murrintown is a thriving village with an array of superb amenities including a primary school, playground, community centre, flood-lit walking track, childcare facility, church, shop, pub, takeaway and post office. Sports enthusiasts will relish the fact that Forth Celtic AFC is practically on your doorstep and St. Martins GAA Club is only 6km away in the neighbouring parish of Piercestown. In addition to this, the beautiful fishing village of Kilmore Quay and Rosslare Strand's 'Blue Flag' beach are both less than 15km away. The rocky outcrop of Forth Mountain, providing 10km of walking trails surrounding Carrigfoyle Lake, is a short drive away. Forth Mountain Walking Trails are one of Wexford's most picturesque walking trails with panoramic views of County Wexford.

Boasting light-filled and free-flowing accommodation, this wonderful 4-bed / 3-bath bungalow extends to c. 168 sq.m. / 1,808 sq.ft. Upon arrival, you are welcomed into a bright and spacious entrance hallway exuding a comforting, homely feeling. The sitting room features an inset stove with back boiler, bay window, high ceiling and ceiling coving. The vibrant kitchen / diner is the perfect place for entertaining guests. French doors open from the dining area to a west facing patio with pergola. There are four well-proportioned double bedrooms with the master bedroom incorporating an ensuite and walk-in wardrobe. The family bathroom is finished to an exemplary standard and benefits from a walk-in pump shower. Constructed in the year 2000, this expansive property is set on a private c. 0.59 acre site. A south facing rear aspect ensures sunlight throughout the day, an idyllic suntrap for those bright bbq evenings. Part of the adjacent garage is currently fitted with an insulated gym.

Don't miss this opportunity to make this fabulous property your forever home, contact us today to arrange a viewing on 053-9144393







ACCOMMODATION

Entrance Hallway	9.69m x 1.68m	Tiled floor.
Hotpress		Triple coil water cylinder and EPH zoned heating system (Living / bedroom / water).
Sitting room	5.02m x 4.61m	Laminate floor, ceiling coving, bay window, inset solid fuel stove with granite hearth and back boiler.
Kitchen / Dining room	5.87m x 5.00m	Tiled floor, floor and eye level unit, electric oven 5-ring gas hob, extractor, electric fireplace and double door to patio area.
Utility Room	2.54m x 1.38m	Tiled floor, built-in shelving, plumbed for washing machine and door to back garden.
Guest w.c	2.51m x 0.79m	Lino floor w.c., w.h.b. and storage press.
Bedroom 4	3.76m x 3.26m	Laminate floor and Stira staircase to attic.
Family Bathroom	3.76m x 1.98m	Tiled floor, w.c., w.h.b., with vanity unit and tiled splashback, Bluetooth mirror and walk-in pump shower with tiled surround.
Bedroom 2	5.05m x 3.63m	Laminate floor.
Master Bedroom	5.01m x 3.71m (max)	Laminate floor, bay window, cloak room, walk-in wardrobe and ensuite.
Walk-in Wardrobe	2.50m x 1.55m	
Cloakroom	1.29m x 1.31m	
Ensuite	2.29m x 1.28m	Fully tiled, w.c., w.h.b. and large shower stall with Triton Novel sr electric shower.
Bedroom 3	4.40m x 2.98m	

Total Floor Area: c. 168 sq.m. / 1,808 sq.ft.

Garage	6.21m x 4.20m
Gym (Insulated)	3.55m x 2.36m





Features

- Fantastic 4-bedroom bungalow
- Superbly located
- Presented in excellent condition
- Acc. extending to c. 168 sq.m. / 1,808 sq.ft.



Outside

- Site extending to c. 0.59 acres
- South facing rear aspect
- Patio area with pergola adjacent to dining room
- Detached garage w/insulated gym
- Tarmacadam entrance driveway
- Cobblelock area & extensive lawn at the rear
- Private site with mature boundaries

Services

- Oil Fired Central Heating (condenser boiler & EPH 3 zoned controls)
- Back boiler in sitting room
- Bio-Crete treatment plant
- Solar panels for water
- Triple coil hot water cylinder
- Mains water
- Fully alarmed
- Wired for CCTV system
- EIR fibre broadband

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

DIRECTIONS: Eircode: Y35 WA06

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): C1 BER No. 116497587

Energy Performance Indicator: 158.84 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

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