

FOR SALE

AMV: €350,000

File No. d469.BK



11 The Cloisters, Castlebridge, Wexford

- Excellent 4-bedroom family home extending to c. 171 sq.m. / 1,841 sq.ft. with flexible living accommodation including a ground floor 5th bedroom / home office and wetroom.
- Located just 5 minutes drive from Wexford Town and Eden Vale Waterfalls and 10 minutes drive from Curracloe's renowned 'Blue Flag' beach.
- Cobblelock entrance driveway with dual parking together with an enclosed rear garden and patio area.
- Spacious, light filled accommodation featuring an open plan living/kitchen/dining area and 4 well appointed double bedrooms.
- Acc. briefly comprises; entrance hallway, sitting room, living room, home office / bedroom 5, kitchen, dining area, utility room, downstairs wet room, 4 bedrooms (master en-suite) and a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

11 The Cloisters, Castlebridge, Wexford

Description: 11 The Cloisters is a spacious family home extending to c. 171 sq.m. / 1,841 sq.ft. with well proportioned, flexible accommodation. Positioned in a quiet cul-de-sac within a small development of only 24 houses, this excellent property would be well suited to a growing family. No.11 is presented in great condition and has been well-maintained throughout offering spacious, light-filled accommodation. It is most conveniently located within easy walking distance of Castlebridge Village where you'll find shops, a church, a pharmacy, a pub, a takeaway, a post office, and a primary school. This sought after location is just 5 minutes' drive from Wexford Town and Eden Vale Waterfalls and 10 minutes' drive from Curracloe's well renowned 'Blue Flag' Beach.

This lovely home comprises a welcoming entrance hallway, sitting room, large kitchen, dining area, utility room, wetroom and a 5th bedroom / home office on the ground floor. On the first floor there are 4 sizeable double bedrooms (master en-suite) and a family bathroom. The heart of this home is the impressive open plan kitchen, dining, and living area. The space is bathed in natural light, thanks to the impressive church-style window that graces the living room. The soaring vaulted ceilings over the dining and living areas adds a sense of elegance to the space, making it a perfect gathering spot for family and friends. French doors lead from the dining area to the external patio area. Outside, you will find a cobblelock entrance driveway with parking for two vehicles and an enclosed garden and patio area at the rear.

Viewing this fantastic family home is highly recommended.



ACCOMMODATION

Ground Floor

Entrance Hallway	6.94m x 2.06m	Laminate floor and staircase to first floor.
Sitting Room	4.40m x 3.78m	Laminate floor, open fireplace, feature bay window.
Wet Room	1.70m x 1.61m (max)	Tiled floor, part tiled walls, w.c., w.h.b. and Triton t80xr electric shower
Kitchen	4.67m x 3.87m	Tiled floor, floor and eye level units, stainless steel sink, electric oven, electric hob with extractor fan and fridge freezer. Open Archway into:
Dining room	2.93m x 4.62m	Laminate floor, dual aspect windows, vaulted ceiling with 3 Velux windows and French door to rear patio area. Double doors into:
Living room	4.28m x 2.91m	Laminate floor and vaulted ceiling with feature church-style floor to ceiling window.
Bedroom 5 / Home Office	3.50m x 3.23m	Tiled floor.
Utility Room	2.60m x 1.80m	With counter-top, washing machine, dishwasher and side access door.

First Floor

Landing	3.67m x 2.09m (max)	Carpet floor, Velux window and hotpress.
Master Bedroom	4.41m (max) x 3.66m 1.66m x 1.67m	Carpet floor and ensuite.
Family Bathroom	2.49m x 2.33m	Lino flooring, part tiled walls, w.c., w.h.b., inset Triton t90sr electric shower with fully tiled surround.
Bedroom 3	3.78m x 3.19m (max)	Lino floor, part tiled walls, w.c., w.h.b., vanity unit, bath with mixer taps, Triton Aqua Sensation electric shower with tiled surround.
Walk-in Wardrobe	1.53m x 0.90m	Carpet floor and walk-in wardrobe.
Bedroom 2	4.17m x 2.66m	Carpet floor, feature bay window and staire staircase to attic.
Bedroom 4	2.50m x 4.41m (max)	

Total Floor Area: c. 171 sq.m. (c. 1,841 sq.ft.)







Features

- Accommodation extending to c. 171 sq.m. / 1,841 sq.ft.
- 4 double bedrooms (master en-suite)
- Optional 5th ground floor bedroom
- Quiet, sought after residential development
- Excellent village location
- 10 minutes' drive from Curracloe Beach
- 5 minutes' drive from Wexford Town

Outside

- Cobblelock driveway
- Off street parking
- Enclosed rear garden area
- French doors to rear al fresco dining area
- Side access
- Quiet cul-de-sac

Services

- Mains water
- Mains sewerage
- ESB
- Oil fired central heating

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

DIRECTIONS: From Wexford Town proceed over the bridge heading towards Castlebridge. In 4km you enter Castlebridge Village and The Cloisters is the first development on your right hand side. Proceed into this small development and turn down the first cul-de-sac to your right. No. 11 is on the left hand side (For Sale Board).
Eircode: Y35 DA25





Building Energy Rating (BER): C2 BER No. 116793431
Energy Performance Indicator: 191.53 kWh/m²/yr

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

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