

FOR SALE

AMV: €340,000

File No. d557.BF



51 Cul na Gréine, Kilrane, Co. Wexford

- Exceptionally spacious 3 bedroomed detached family home situated in Cul na Greine in the heart of Kilrane village. All amenities are literally on your doorstep with primary school, child care facility, church, pubs, community hall, sports and leisure clubs all within easy reach. Close to numerous sandy beaches.
- Extending to 141.88 sq.m. and presented in pristine condition, tastefully decorated in an attractive neutral pallet with the occasional carefully chosen pop of colour here and there. Freshly decorated with newly fitted carpets and flooring throughout, finished to a very high standard with bespoke kitchen units, quality tiling and contemporary bathrooms.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**

51 Cul na Gréine, Kilrane, Co. Wexford

Description: Exceptionally spacious 3 bedroomed detached family home situated in Cul na Greine in the heart of Kilrane village. All amenities are literally on your doorstep with school, church, pubs, community hall, etc. all within easy walking distance. The village of Rosslare Harbour is only a couple of minutes' drive and has a host of amenities on offer including supermarket, restaurant, hotels, pharmacy, medical centre, bus/rail services and the International Ferry Port. Wexford town is about 15 minutes' drive and there is a regular bus service from Kilrane village.

Presented in pristine condition, tastefully decorated in an attractive neutral pallet with the occasional carefully chosen pop of colour here and there. Freshly decorated with newly fitted carpets and flooring throughout, finished to a very high standard with bespoke kitchen units, quality tiling and contemporary bathrooms. The property extends to 141.88 sq.m. offering bright well- proportioned accommodation, two generous reception rooms with double doors for an almost open plan feel on the ground floor and three spacious double bedrooms at first floor level.

Garden with double brick drive to the front, side access on both sides. Enclosed rear garden with low maintenance raised planter bed along the rear boundary, lawn, paved patio area and concreted patio area.

Conveniently located within easy reach of St. Helens Bay, numerous other sandy beaches and fabulous coastal walks. For further details and appointment to view contact the sole selling agents Wexford Auctioneers, Kehoe & Assoc. 053 9144393.





ACCOMMODATION

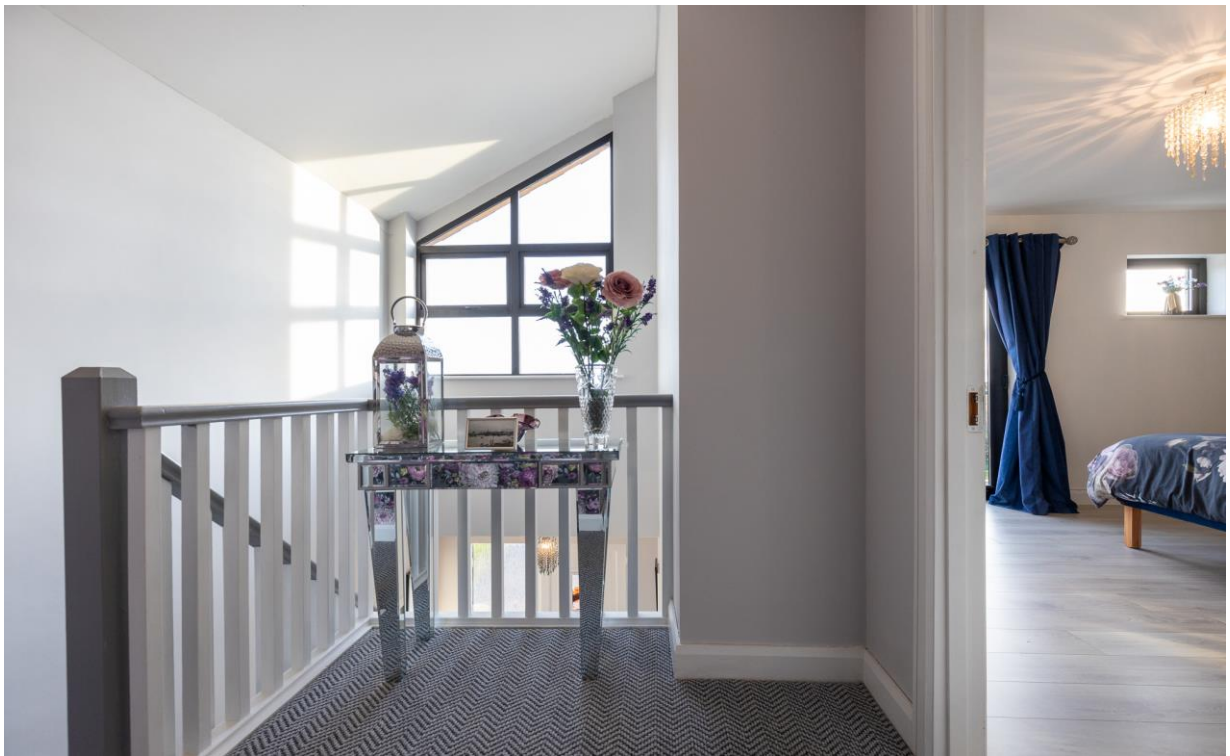
Ground Floor

| | | |
|-----------------------|---------------|--|
| Entrance Hallway | 5.48m x 2.16m | With laminate floor and under stairs storage press. |
| Sitting Room | 6.11m x 4.47m | With feature open fireplace laminate floor and double doors to: |
| Kitchen / Dining Room | 6.77m x 5.17m | With excellent range of floor and eye level units, dishwasher, hob, extractor, double oven, part tiled walls, tiled floor and French doors to rear garden. |
| Utility Room | 2.46m x 2.08m | With worktop, plumbing for washing machine, tiled floor and door to outside. |
| Toilet | 1.96m x 1.54m | Vanity w.h.b., w.c. and tiled floor. |

First Floor

| | | |
|------------------|---------------|--|
| Bedroom 1 | 3.90m x 3.94m | With sliding wardrobes, laminate floor, door to balcony and shower room ensuite. |
| Ensuite | 2.00m x 1.58m | Tiled shower stall with electric shower, tiled floor, w.h.b. and w.c. |
| Walk-in Hotpress | | With dual immersion. |
| Bedroom 2 | 3.46m x 3.10m | With laminate floor. |
| Bedroom 3 | 3.59m x 3.51m | With laminate floor. |
| Family Bathroom | 2.43m x 2.36m | Bath with power shower over w.h.b., w.c. and tiled floor. |

Total Floor Area : c. 141.88 sq.m. (c. 1,527 sq.ft.)





Features

- Presented in pristine condition
- Walking distance of village amenities
- Only 5 minutes' drive from Rosslare Harbour
- Close to numerous sandy beaches

Outside

- Double brick drive
- Enclosed rear garden
- Low maintenance planting
- Paved patio and concreted patio

Services

- Mains water
- Mains electricity
- Mains drainage
- OFCH

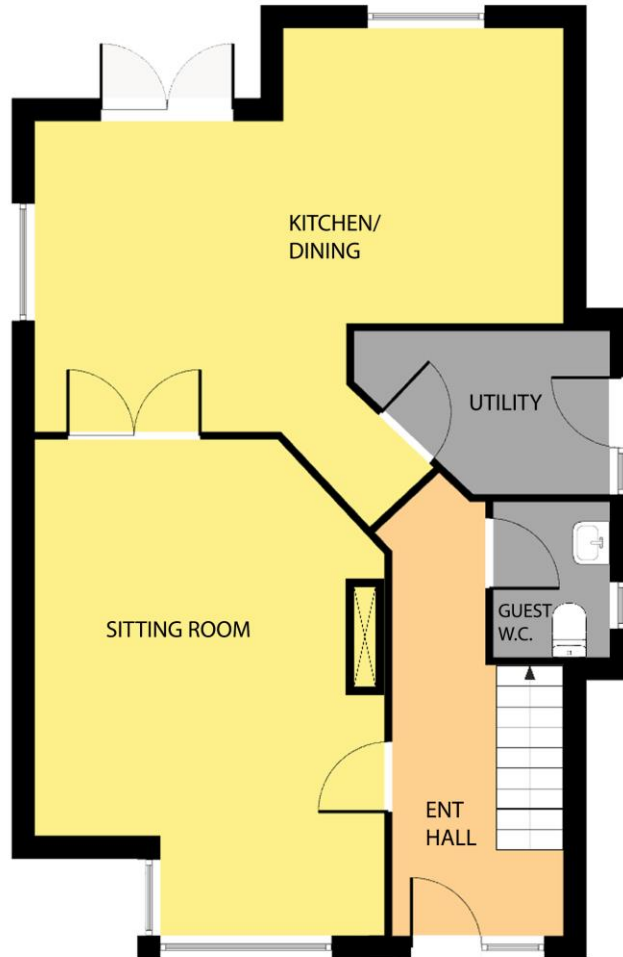
NOTE: The sale is inclusive of all carpets, blinds, light fittings, dishwasher, hob, extractor, double oven, curtains in the kitchen / dining room and bedroom 3. The curtains in the sitting room, bedroom 1 and bedroom 2 are expressly excluded from the sale.

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

DIRECTIONS: From Wexford town proceed into Kilrane village past the two pubs on the right and next turn right signposted for St. Helens Bay Golf and Country Club. Continue past the school on the right and Cul na Greine is the second development on the right. Proceed into the development and take the second cul-de-sac on the right. No. 51 is on the right-hand side. For Sale Sign. **Y35RH51**

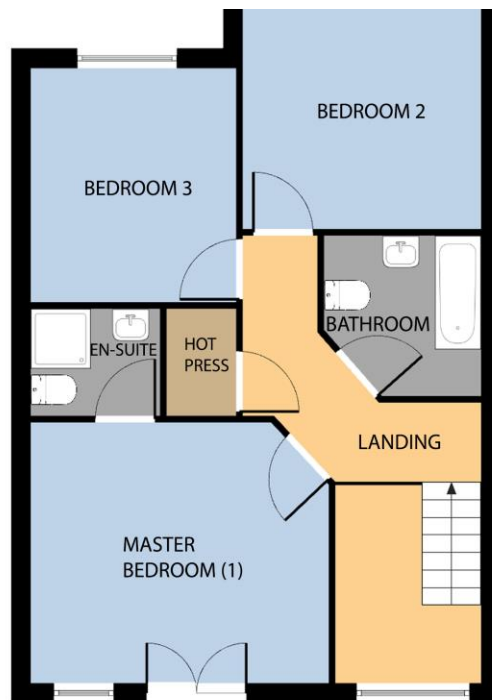


GROUND FLOOR



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. 109920561
Energy Performance Indicator: 173.31 kWh/m²/yr

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

Selling Agent: Bernie Farrell
Contact No: 0872501492
Email: bernie@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 that all negotiations regarding this property will be conducted through this firm. PRA No. 002141

