

FOR SALE

AMV: €245,000

File No. d562.CWM



3 Mill Park Castlebridge, Wexford

- Semi-detached village property is a sought-after area in Castlebridge with all amenities on your doorstep. Five minutes' drive from Wexford town with a regular bus service.
- Large rear garden in lawn which is directly south facing.
- Built in 1999 extending to c. 100 sq.m with three bedrooms and two bathrooms.
- Accommodation comprises of entrance hall, sitting room, kitchen/ dining/ living room, utility, ground floor bedroom and family bathroom. Upstairs is the Master Bedroom with ensuite and third bedroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393 or email sales @ kehoeproperty.com



**Kehoe
& ASSOC.**

3 Mill Park, Castlebridge Wexford

This spacious 3 bedroomed semi-detached home enjoys a superb location only 5 minutes' walk from all amenities within Castlebridge village. Conveniently situated close to the church, supermarket, pharmacy, restaurants, pubs etc. Castlebridge Primary School and an excellent childcare facility are also within easy reach. All town amenities are available in Wexford which is only 5 minutes' drive away and there is a host of superb sandy beaches literally on your doorstep. The property was constructed in 1999 and well maintained. It is presented to the market in excellent condition throughout with newly carpeted staircase, freshly painted walls and many appliances less than 12 months old.

There is ample off-street parking to the front. Enclosed garden to the rear with sunny southerly aspect perfect for outdoor dining, patio area, garden shed and side access.

An excellent family home in a convenient village setting or low maintenance holiday home within easy reach of the fabulous sandy beach at Curracloe.

To arrange a suitable viewing time, contact Wexford Auctioneers Kehoe & Assoc. 053-9144393.



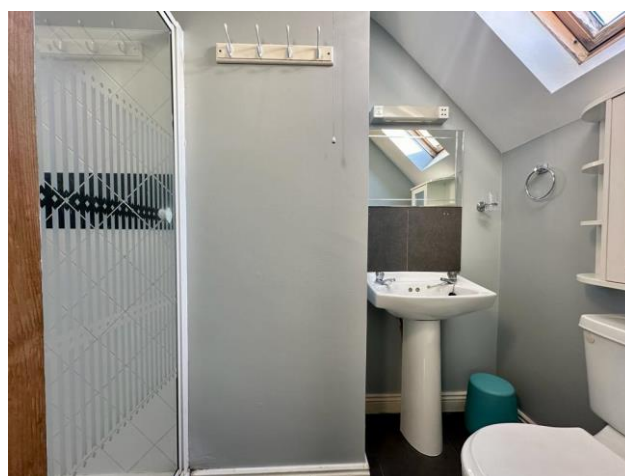
ACCOMMODATION

Entrance Hallway	5.91m x 1.96m	Lino flooring.
Sitting Room	4.06m (max) x 3.98m (max)	Lino flooring, feature open fireplace with tiled marble insert and timber surround. Large window overlooking front garden.
Kitchen/Dining Room	6.35m x 3.06m	Tiled flooring throughout, sliding patio doors leading to south facing garden off dining area. Fully fitted kitchen, breakfast counter, floor & eye level cabinets, ample counter space, stainless steel sink, tiled splashback. Zanussi double oven (less than 12 months old), extractor fan overhead, Siemens free-standing fridge-freezer.
Utility Room	2.46m x 1.89m	Indesit washing machine (less than 12 months old). Internal oil fired central heating Firebird 50/82. Door to rear garden.
Bedroom 3	3.10m x 3.07m (max)	Lino flooring, window overlooking front driveway.
Family Bathroom	2.69m x 1.46m	Tiled flooring, tiled floor to ceiling surround, bath with Triton T90si overhead, w.c., w.h.b. with mirror and lighting overhead.
Timber staircase leading to first floor (newly carpeted)		
Landing Area	1.80m x 1.00m	With new carpet. Door to hotpress with built-in storage shelves. Velux overhead offering ample south facing light.
Master Bedroom	4.75m (max) x 3.59m	Lino flooring, dual aspect with window overlooking the open green to the front and a Velux to the rear.
En-suite	2.42m x 1.23m	Tiled flooring, w.h.b. with tiled splashback, mirror & lighting overhead, w.c.. Wall mounted cabinets. Enclosed tiled shower stall with glass door and Triton T90sr shower. Velux window.
Bedroom 2	4.76m(max) x 2.76m (max)	Lino flooring, window overlooking front driveway and open green. Attic access, Velux to the rear.

Total Floor Area: c. 100 sq.m. / 1,076 sq.ft.







Features

- Castlebridge village
- Sought after development
- 3 bedrooms, 2 bathrooms
- Extending to c. 100 sq.m.
- Walking distance to all amenities
- Short drive to Curraclloe beach

Outside

- South facing garden
- Gardens in lawn
- Large garden shed
- Off street parking
- Footpath surround

Services

- Mains water
- Mains drainage
- OFCH
- Broadband available.

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 X368





Building Energy Rating (BER): D1 BER No.: 117111773
Energy Performance Indicator: 243.72 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents only.
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

Sales Agent

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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

