

FOR SALE

AMV: €280,000

File No. d605.CWM



No. 37 Chapel Wood Kilmuckridge, Co. Wexford

- Superb, semi-detached family home located in Kilmuckridge Village and close to the 'Blue Flag' Beach at Morriscastle.
- A spacious home extending to c. 125 sq.m. / 1,345 sq.ft
- Large corner garden with an enclosed area to the front.
- Accommodation briefly comprises; entrance hallway, living room, kitchen/dining room, utility room, guest w.c., 4 bedrooms (master en-suite), family bathroom.
- To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.



**Kehoe
& ASSOC.**

No. 37 Chapelwood, Kilmuckridge, Co. Wexford

Kehoe & Assoc. are delighted to introduce No. 37 Chapelwood to the market. This superbly spacious 4-bed semi-detached property has a spacious feel throughout with a generous sitting room, a kitchen and dining room with patio doors from the dining area lead onto the large, enclosed garden which benefits from a wide side entrance. There is also a spacious utility room with door to the rear garden and a large downstairs guest w.c.

This property is in turnkey condition. Viewing of this property is by appointment only and comes highly recommended Kilmuckridge is a beautiful coastal village located in the sunny south east. It boasts the popular sandy blue flag Morriscastle beach and its other amenities include; primary school, churches, supermarket, hotel, bars. etc. Kilmuckridge is a vibrant and busy village with much to offer. Chapelwood is a stroll away from the village and is approx. 1 hour from South Dublin and 20 min drive to the N11.

The accommodation briefly comprises of entrance hall, sitting room, kitchen/dining room, utility room, guest w.c., four bedrooms, master en-suite and family bathroom.

To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393 or by email at sales@kehoeproperty.com

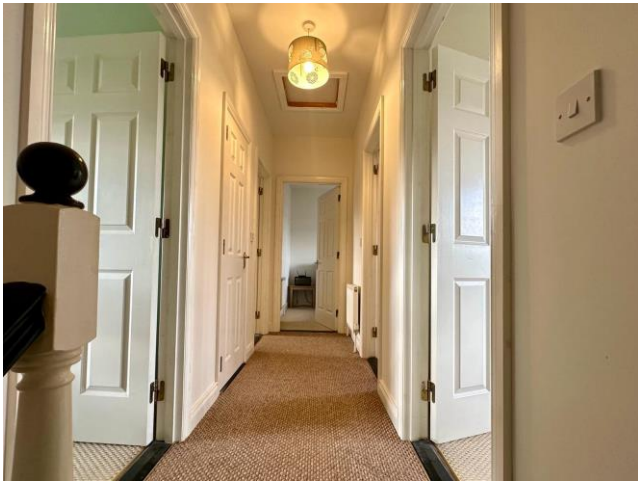


ACCOMMODATION

Entrance Hallway	3.10m x 3.66m (max)	New timber laminate flooring, tv points, electric points, radiator cover and understairs storage.
Living Room	4.69m x 4.54m	Timber laminate flooring, feature open fireplace with black granite tiled insert and timber surround with black granite hearth, tv points, electric points, radiator cover and two windows overlooking front gardens.
Kitchen / Dining Room	5.83m x 3.82	Tiled flooring fully fitted kitchen floor and eye level cabinets, ample worktop space, stainless steel sink and drainer, tiled splashback throughout, Electrolux 4-ring electric hob with extractor overhead, Electrolux integrated electric oven, large window overlooking rear gardens in a lawn, Whirlpool free standing fridge freezer. (Please note the island in the photograph is not remaining in the sale.) Radiator cover adjacent to the dining area with ample space with French doors leading out to rear garden
Utility Room	2.23m x 1.95m	Tiled flooring, floor and eye level cabinets, stainless steel sink and drainer, ample worktop space, tiled splashback with mosaic tile, electric heating point control system, (Prepay top up point is not active), door leading to rear garden, undercounter Hoover washing machine and undercounter Hoover dishwasher.
Guest W.C.	1.96m x 1.47m	Tiled flooring, w.h.b. with mirror overhead and w.c.
Timber carpeted staircase leading to:		
Landing area	3.68m x 1.12m	Carpeted flooring hatch access to attic hotpress with ample shelving space.
Master Bedroom	4.56m (max) x 4.21m (max)	Carpeted flooring, fully fitted triple bay wardrobe, two large windows overlooking fronts gardens and common green area
Ensuite	2.40m x 1.31m	Tiled flooring, floor to ceiling tiled surround, corner shower unit with Triton t90si electric shower with glass door enclosure, w.h.b. with mirror and lighting overhead and w.c.
Bedroom 2	3.82m x 3.21m	Carpeted flooring, electric points, large window overlooking rear garden.
Family Bathroom	2.57m x 1.64m	Tiled flooring, floor to ceiling with tiled surround, bath with shower faucet wall mounted overhead, w.h.b. with mirror and lighting overhead, corner wall mounted cabinet and w.c.
Bedroom 3	3.58m x 3.09m	Carpet flooring, electric points, window overlooking front driveway and common green area
Bedroom 4	2.79m x 2.61m	Carpet flooring, fully fitted, double bay wardrobes, electric points.

Total Floor Area: c. 125 sq.m. / 1,345 sq.ft.





Features

- Located in Kilmuckridge Village
- Semi-detached family home
- 4 bedrooms, 3 bathrooms
- Extending to c. 125 sq.m. / 1,345 sq.ft.
- Superb condition

Outside

- Large front garden
- Enclosed with wide side garden
- Garden Shed
- Off street parking
- Quiet cul-de-sac location

Services

- Mains Water
- Mains Drainage
- OFCH (Tank changed and upgraded in 2021)
- Broadband available

Note: The resident's contribution to common area upkeep is €60 per year. Blinds are included in the sale, the Island in the kitchen it not included.

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: Y25 RP76



Building Energy Rating (BER): C1 BER No. 112965710
Energy Performance Indicator: 155.03 kWh/m²/yr

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

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