

# FOR SALE

## Phase 2 Church Wood, Kilrane, Co. Wexford Quality 'A' Rated New Homes

**3 Bed Semi -Detached**  
133 SQ.M. / 1,431 SQ.FT



**Bed Semi - Detached**  
154 SQ.M. / 1,657 SQ.FT



To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

# Church Wood, Kilrane, Co. Wexford

- 10 year Homebond Structural Guarantee.
- 'A' Rated highly efficient homes.
- Air to Water Efficiency Heat Pumps, zoned heating, pressurised water system.
- Underfloor heating at ground floor level
- Triple glazed uPVC windows and doors.
- Fully painted internally.
- Quality kitchen units including hob, extractor and oven.
- Fitted wardrobe in one bedroom.
- Contemporary bathrooms with part tiled walls, tiled floor, bath screen and shower doors.
- Double brick driveway.
- Fully painted internally.
- Provision for E.V. charging point.
- Large enclosed rear gardens with gated side access.

**Description:** Phase 2 Church Wood comprises 10 semi-detached 'A' Rated highly efficient homes. Finished to a high standard with air to water heating, uPVC triple glazed windows and doors, fully painted, quality kitchen units, hob, extractor, oven, fitted wardrobe, contemporary bathrooms with part tiled walls and tiled floor, bath screen, shower doors, provision for EV charging point, double brick driveway. Enclosed rear garden with side access. Exceptionally spacious 3 and 4 bedroomed homes sure to fulfil the needs of any growing family.

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.







*St. Helen's Beach*

*Rosslare Europort*



*Wexford Town*



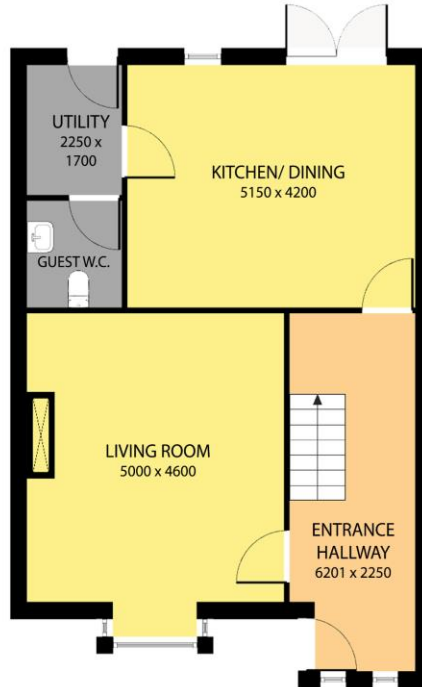
*St. Helens Bay Golf Resort*



# 3 Bed Semi – Detached

## 133 SQ.M. / 1,431 SQ.FT

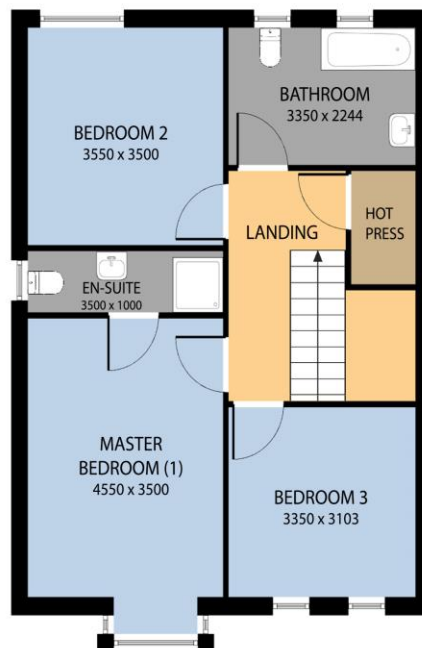
GROUND FLOOR  
Type B - 3 Bed Semi-Detached



Floor Area 133 SQ. M.

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

FIRST FLOOR  
Type B - 3 Bed Semi-Detached



Floor Area 133 SQ. M.

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# 4 Bed Semi – Detached

## 154 SQ.M. / 1,657 SQ.FT

GROUND FLOOR  
Type C - 4 bed semi-detached



Floor Area 154 SQ.M.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows

FIRST FLOOR  
Type C - 4 bed semi-detached



Floor Area 154 SQ.M.

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**VIEWING:**

Strictly by prior appointment with the sole selling agent

**Selling Agent: Bernie Farrell**

**Contact No: 0872501492**

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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. PRA No. 002141

