

FOR SALE

AMV: €265,000 (FULLY FURNISHED)

File No. d667.BF



58 St. Helen's Village, Kilrane, Co. Wexford

- No. 58 St. Helen's Village is located in a quiet cul-de-sac adjacent to walkway to the Club House, Golf Course and beach
- Presented in mint condition and offered for sale fully furnished and ready for immediate occupation.
- South facing rear garden with extensive paved patio area, large corner site backing onto the Golf Course.
- If you are searching for a coastal retreat in the Sunny South East with a fabulous sandy beach and Golf Club on your doorstep this is an opportunity not to be missed.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393

58 St. Helen's Village, Kilrane, Co. Wexford

Description: No. 58 St. Helen's Village is superbly located in a quiet cul-de-sac adjacent to walkway to the Club House, Golf Course and beach. St Helen's Village is a mature gated complex with tennis courts and playground on site and only a short stroll from the fabulous sandy beach.

This semi-detached bungalow boasts excellent accommodation with open plan kitchen/dining/living room, sunroom. 3 bedrooms (one ensuite) and bathroom. The property has been well maintained over the years and is presented to the market in excellent condition throughout, it is offered for sale fully furnished and ready for immediate occupation.

Private rear garden with southerly aspect and extensive paved patio area perfect for al fresco dining or a spot of sun-bathing. No. 58 is nicely positioned on a corner site in this quiet cul-de-sac with no passing traffic and backing onto the Golf Course. Double drive offering two off street parking spaces to the front. Outside the common areas are attractively landscaped and well maintained.

If you are searching for a coastal retreat in the Sunny South East with a fabulous sandy beach and Golf Club on your doorstep this is an opportunity not to be missed. For further information and viewing arrangement contact Wexford Auctioneers Kehoe & Associates 053-9144939.

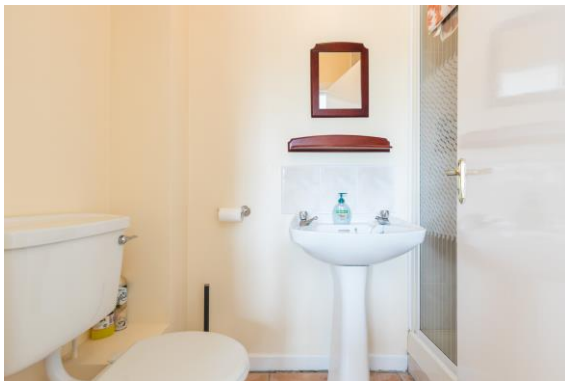




ACCOMMODATION

Entrance Hallway	3.95m x 1.10m	With tiled floor.
Bathroom	1.98m x 1.78m	Bath with shower mixer taps, w.c., w.h.b., part tiled walls and tiled floors.
Hotpress		With dual immersion.
Open plan Living Room / Kitchen	7.22m x 3.76m	With built-in floor and eye level unit, cooker, extractor, fridge, washing machine, fireplace with inset stove, part tiled walls, tiled floor and sliding doors to:
Sunroom	2.83m x 2.43m	With tiled floor and sliding door to rear garden
Inner Hallway	3.76m x 1.00m	
Bedroom 1	3.19m x 4.09m	With built-in wardrobes, tiled floor and shower room ensuite.
Ensuite		Tiled shower stall with electric shower, w.c., w.h.b. and tiled floor.
Bedroom 2	3.49m x 2.64m	With tiled floor and built-in wardrobes.
Bedroom 3	3.19m x 2.30m	With tiled floor and built-in wardrobes.
Utility / Cloaks Closet		With tumble dryer.

Total Floor Area: c. 81 sq.m. (c. 871.87 sq.ft.)



Features

- Adjacent to the walkway to the Club House.
- Excellent condition
- Walking distance to beach
- Well maintained gated complex.
- Cavity walls fully insulated with Warmfill System Bonded Beading

NOTE: Service Charge €1,200 p.a. covering the wastewater treatment plant, maintenance and insurance of the common areas, communal grass cutting, external painting every 4 years, refuse collection, use of playground and tennis courts. All curtains, blinds, light fittings, electric cooker, extractor, fridge, washing machine and tumble dryer are included in the sale. All pictures, ornaments, personal items, the footstool in the living area and Barbeque are expressly excluded from the sale.

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

DIRECTIONS: Eircode Y35HF61

Outside

- South facing rear garden
- Double drive
- Extensive paved patio
- Quiet cul-de-sac location
- Spacious corner site

Services

- Mains water and electricity
- Communal treatment plant
- Electric heating
- Water softner
- Carnsore Broadband







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): C3 BER No. 108700139

Energy Performance Indicator: 221.03 kWh/m²/yr

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

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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