

FOR SALE

AMV: €170,000

File No. d694.CWM



No. 2 The Stable Yard, Horetown, Foulksmills, Co. Wexford

- **Historic Charm** in this mid-eighteenth century stone stable block with modern comforts renovated in c. 2012.
- **Spacious Layout** with open plan living, dining, and kitchen area; two double bedrooms and two bathrooms.
- **Scenic Views** with a large, curved window offering picturesque garden views.
- **Nestled** in the lush Southwest County Wexford countryside, close to the coast and Wexford town.
- **To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393**



**Kehoe
& ASSOC.**

No. 2 The Stable Yard, Horetown, Foulksmills, Co. Wexford

We are pleased to present No. 2 The Stable Yard, a most charming and meticulously maintained two-bedroom residence situated within the historic stone stable block of Horetown Stable Yard. This distinguished terraced property, dating from the mid-eighteenth century, is arranged around a communal garden and offers spacious living accommodation extending to approximately 79 square meters.

The interior boasts an open plan layout, seamlessly integrating the living, dining, and kitchen areas. The fully fitted kitchen features a window that frames picturesque views of the surrounding agricultural landscape. A distinctive large, curved window provides an idyllic reading nook with vistas across the communal garden.

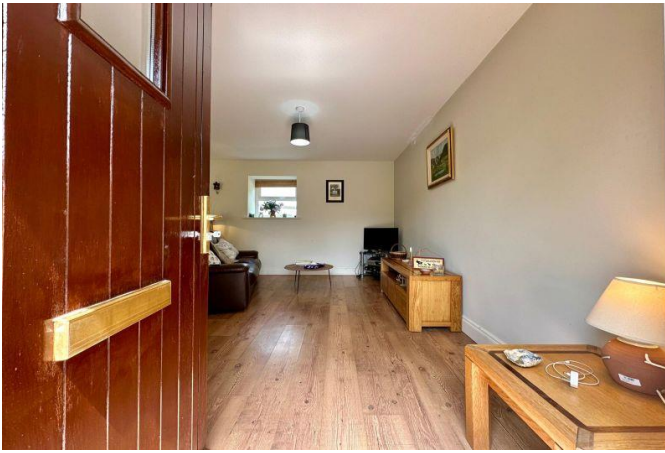
The ground floor includes a well-appointed bathroom, while the first floor reveals a generous landing leading to two double bedrooms and a modern shower room.

Externally, the property benefits from communal gardens and dedicated residents' parking.

The Stable Yard offers an ideal retreat within the verdant countryside of South West County Wexford, ensuring a tranquil rural setting within convenient reach of the coastline and Wexford town.

Early viewing is highly recommended.





ACCOMMODATION

Ground Floor:

Open plan Living/Kitchen/Dining 6.25m x 4.58m

Bay Window Library Nook 2.46m x 2.18m

Family Bathroom 2.38m x 2.26m

Timber laminate flooring, throughout, window overlooking agricultural fields, fully fitted kitchen with floor and eye level cabinets, electric oven, electric hob, extractor fan overhead, stainless steel sink and drainer, undercounter Powerpoint fridge and Beko washing machine. Door leading to:
 Tiled flooring, large bay window overlooking courtyard gardens, south facing with beautiful light and aspect. Door leading to:
 Tiled flooring, bath with part walled tiled wall surround, w.h.b. with tiled splash back, mirror & lighting overhead and w.c.



ACCOMMODATION

Carpeted Staircase leading to 1st Floor:

Bedroom 6.30m x 1.13m Timber laminate flooring with Hotpress and ample
Accommodation storage.

Corridor

Bedroom 1 3.58m x 3.34m Carpeted flooring and window overlooking central
courtyard.

Bedroom 2 4.05m(max) x 2.75m Carpeted flooring and large window overlooking
central courtyard.

Shower Room 2.33m x 1.74m Tiled flooring, enclosed pressure pump shower with
tiled surround and glass door enclosure, w.h.b. with
tiled splashback, mirror & lighting overhead, w.c.
and Velux window over.

Total Floor Area extending to: c 79. sq.m. (c. 850 sq.ft.)



Features

- 2 bedroom, 2 bathroom
- Extending to c. 79 sq.m
- Stable yard renovation in 2012
- Unique terrace cottage
- 11 units within the courtyard

Please note the management fees are €750 p.a. to include:

Garden maintenance
Bins
Public Liability insurance
Treatment plant service

Services

- Mains water
- Treatment Plant
- OFCH
- Fibre Broadband soon available
- Common area parking
- Common area central gardens maintained under management
- Common bins

Building Energy Rating (BER): D2

BER No.: 117490607

**Energy Performance Indicator:
270.54 kWh/m²/yr**

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 EK0E



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Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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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

