

FOR SALE

AMV: €225,000

File No. D737.CWM



No. 7 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/kitchen area, corner study/bedroom no. 3. Upstairs two double bedrooms and family 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. 7 The Stable Yard, Horetown, Foulksmills, Co. Wexford

Kehoe & Assoc. is proud to present No. 7 The Stable Yard, a most charming and meticulously maintained three-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 c. 97 square meters and has the benefit of a southerly rear garden with ample alfresco dining areas and patios along with garden shed storage.

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 rear garden. A distinctive large curved window floods the living area with daylight. There is also a glass door to the private rear garden reading nook with vistas across the communal garden.

The first floor reveals a generous landing leading to two double bedrooms and a modern shower room.

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.





ACCOMMODATION

Entrance Hall	3.74m x 2.61m	Tiled flooring.
<i>Doors leading to:</i>	6.25m x 4.58m	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:
Open plan Kitchen/Dining/Living Area	7.87m x 4.52m	Timber laminate flooring and part tiled flooring to the kitchen area. The kitchen area consists of fully fitted kitchen with floor and eye level cabinets, worktop space, stainless steel sink and drainer, tiled splashback throughout, four ring Bosch gas hob with an electric Bosch oven and extractor fan overhead, Bosch dishwasher and Hotpoint washing machine, Samsung fridge freezer. Through to.
Living Area	2.46m x 2.18m	Dual aspect with large picture windows overlooking front ground and common area, feature heritage stove, oak beam mantelpiece and stone cladding surround, door leading to south facing rear garden, tv point, electric and alarm point.
Study/Bedroom 3	2.76m x 2.17m	Timber laminate flooring, window overlooking south facing rear garden, storage under staircase.



ACCOMMODATION

Timber carpeted staircase leading to:

Landing 7.74m x 1.09m

Bedroom 1 3.71m x 3.41m

Bedroom 2 4.50m x 2.83m

Family Bathroom 2.91m x 1.67m

Carpeted flooring throughout, velux window overhead offering ample day light. Hotpress with sample storage space.

Carpeted floor, large window overlooking common gardens.

Carpeted flooring throughout, tv points, electrical points and large window overlooking common green area.

Bath with tile surround and pressure pump shower head overhead with glass door. w.h.b. with tile splashback, mirror and lighting overhead, w.c. and velux overhead.

Total Floor Area extending to: c 97. sq.m. (c. 1,044 sq.ft.)



Features

- 3 bedroom, 1 bathroom
- Extending to c. 97 sq.m
- Stable yard renovation in 2012
- Unique terrace cottage
- 11 units within the courtyard
- South facing rear garden, sandstone patio area, decking area, separate footpath to the rear via common access with three other houses.

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

Garden maintenance
Bins
Public Liability insurance
Treatment plant service

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 P162

Services

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

Building Energy Rating (BER): D2
BER No.: 117598599

Energy Performance Indicator:
285.98 kWh/m²/yr



Building Energy Rating (BER): D2 BER No.: 117490607
Energy Performance Indicator: 270.54 kWh/m²/yr

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

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