

FOR SALE

AMV: €395,000

File No.d698. BK



Mountain view, Kicorrail, Castlebridge, Co. Wexford

- Excellent 3-bedroom bungalow extending to c. 146 sq.m. / 1,572 sq.ft. with an additional sunroom / home office / fourth bedroom.
- Most ideally located just 2.5km from Castlebridge Village, 7.5km to Wexford Town and 9km to Curracloe's fabulous 'Blue Flag' beach.
- The property is set on a substantial c. 0.82 acre site with a tarmacadam entrance driveway, expansive lawn areas and a south facing rear aspect.
- Turnkey condition, tastefully decorated throughout with 3 spacious double bedrooms each with built-in wardrobe units.
- Accommodation briefly comprises; Entrance porch, entrance hallway, sitting room, open plan kitchen / dining / living area, 3 bedrooms (master ensuite), sunroom / home office / fourth bedroom, family bathroom and a utility room.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



Kehoe & Associates are delighted to present this excellent 3-bedroom bungalow to market. 'Mountain View' sits amongst the peaceful landscape of Kilcorral just 2.5km from the village of Castlebridge. Kilcorral is a highly accessible location 9km from both the M11 Motorway connection at Oylgate and the fabulous 'Blue Flag' beach at Curraclloe. The vibrant Wexford Town is 7.5km from this wonderful home where you find an array of excellent amenities such as Wexford Opera House, Wexford Bus Station, O'Hanrahan Train Station, fantastic bars and restaurants, high street shopping, and much more. Castlebridge Village has all your local needs catered for with a fantastic primary school, Londis Supermarket, service station, church, pharmacy, pub, takeaway and a post office all on your doorstep. This sought after location is also only a short 5-minute drive to the picturesque riverside forest walk at Edenvale Woods and Waterfalls.

A warm and welcoming entrance hallway adorned with ceiling coving and recessed lighting greets you upon arrival. A cosy open fireplace with back boiler takes pride of place in the sitting room. The accommodation extends to c. 146 sq.m. / 1,572 sq.ft. and is free flowing throughout the property. The open plan kitchen / dining / living area makes an ideal space for entertaining guests with double doors leading to the south facing rear patio area. The spacious sunroom has a calming aura about it and would make for perfect office space, a second lounge area or indeed a fourth bedroom. All the 3 bedrooms are large double bedrooms, each with built-in wardrobe units. The family bathroom and master ensuite are both very spacious and tastefully decorated. Additionally, there is a storage closet in the hallway and a Stira staircase leading to the attic. Mountain View is a wonderful family home in a desirable location, viewing comes highly recommended.





ACCOMMODATION

Entrance Porch	1.55m x 1.77m	Tiled floor, recessed lighting, and ceiling coving.
Entrance Hallway	4.24m x 1.35m	Tiled floor, recessed lighting, ceiling coving, and storage unit with coat rail.
	7.73m x 1.03m	Tiled floor, recessed lighting, ceiling coving, and Stira staircase to attic.
Hotpress		With dual immersion.
Corridor	3.61m x 1.20m	Tiled floor, recessed lighting, and ceiling coving.
Sunroom	3.92 3.18m	Tiled floor, recessed lighting, ceiling coving and triple aspect windows.
Living room	4.51m x 4.24m	Laminate floor, open fireplace with granite hearth and timber surround, ceiling coving.
<i>Open Plan Living, Dining & Kitchen Area</i>		
Living Area	3.63m x 3.66m	Tiled floor and double doors leading to rear garden.
Kitchen / Dining Area	5.69m x 3.01m	Tiled floor, floor and eye level units, stainless steel sink, integrated double oven, integrated fridge freezer, electric hob, extra fan, stainless steel splashback.
Utility Room	3.65m x 1.90m	Tiled floor, floor and eye level storage units, countertop area, w.h.b., plumbed for washing machine and door to rear garden.
Bedroom 3	3.72m x 3.08m	Laminate floor and extensive built-in wardrobes units.
Family Bathroom	2.58m x 2.34m (max)	Fully tiled, w.c., w.h.b., jacuzzi bath with pump shower.
Bedroom 2	4.55m x 2.76m	Laminate floor, extensive built-in wardrobe units.
Master Bedroom	4.28m x 3.66m	Laminate floor, extensive built-in storage wardrobe units and ensuite.
Ensuite	2.59m x 2.00m	Tiled floor, part tiled walls, w.c., w.h.b., large shower stall with Triton t90sr with tiled surround.

Total Floor Area: c. 146 sq.m. / c. 1,572 sq.ft.



Features

- Wonderful 3-bedroom bungalow
- Most conveniently located
- Accommodation extending to c. 146 sq.m. / 1,572 sq.ft.
- South facing rear aspect
- Finished to a high standard
- Very well presented

Outside

- Peaceful rural setting
- Mature c. 0.82 acre site
- Tarmacadam entrance driveway
- Block built garden shed
- Expansive lawn areas
- Rear patio off living area

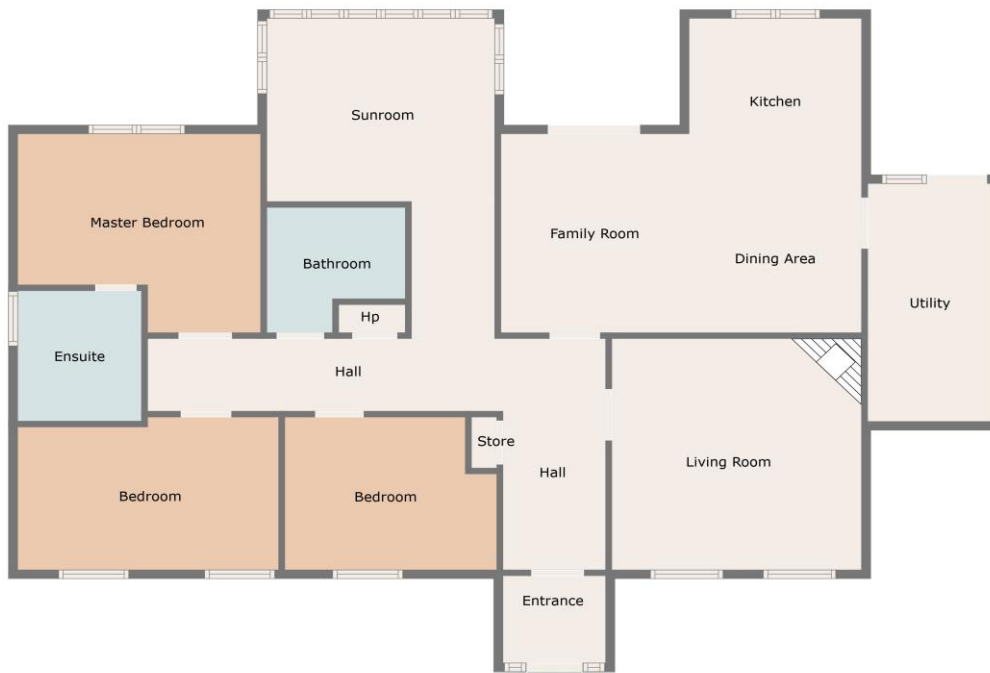
Services

- Bio Crete Treatment Plant
- Dual O.F.C.H. and S.F.C.H.
- Fully alarmed
- ESB
- Mains water
- Fibre broadband available

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

DIRECTIONS: Eircode: Y35 HF29. 'For Sale' sign





This floor plan is for illustration purposes only and should not be relied on. Intending purchasers and/or lessees must independently satisfy themselves in relation to exact floor areas / sizes. We take no responsibility for any errors contained within the floor plan including any omissions or inaccuracies. All measurements and details are approximate including dimensions and/or measurements for doors, windows, rooms and all other details within the floor plan.

Building Energy Rating (BER): C3 BER No. 117507285

Energy Performance Indicator: 206.76 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

