

FOR SALE

AMV: €299,000

File No.d709. BK



No. 15 Chapelwood, Kilmuckridge, Co. Wexford

- Spacious 4-bedroom / 3-bathroom semi-detached family home extending to c. 125 sq.m. / 1,345 sq.ft.
- Situated in a quiet cul-de-sac in the established development of Chapelwood, within walking distance of all local amenities in Kilmuckridge.
- A short 5 minutes' drive from the superb 'Blue Flag' beach at Morriscastle.
- This property would be an ideal family or holiday home.
- Accommodation briefly comprises: Entrance hallway, kitchen / diner, sitting room, spacious utility room and a guest w.c. on the ground floor with 4 bedrooms (master en-suite) and a family bathroom on the first floor.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

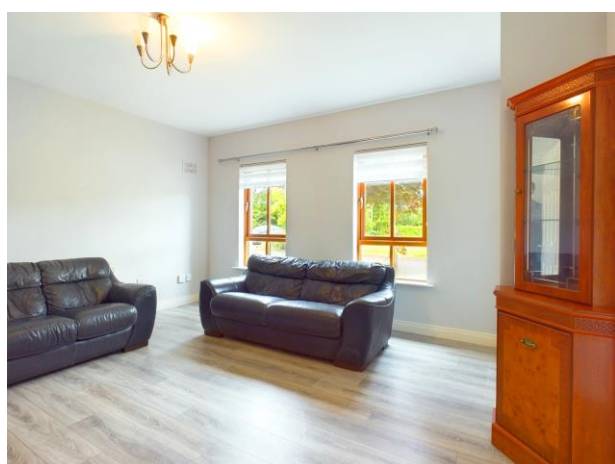


**Kehoe
& ASSOC.**

No. 15 Chapelwood, Kilmuckridge, Co. Wexford

Kehoe and Associates are delighted to present this spacious, semi-detached, 4-bed / 3-bath family home to market. Nestled in the popular development of Chapelwood, No.15 is a mere stroll from all local amenities in Kilmuckridge including church, school, shop, restaurant, hotel, post office and pharmacy. No.15 is conveniently located 5 minutes' drive from the sandy 'Blue Flag' beach at Morriscastle. Kilmuckridge is a picturesque coastal village located only 20 minutes from the N11 and approximately one hours' drive from South Dublin.

The property has been well-maintained throughout with contemporary finishes including a recently refurbished kitchen / utility area. No. 15 offers an on-site parking space and is perfectly situated in the first cul-de-sac on the right hand side as you enter into Chapelwood. There are ample visitor parking spaces adjacent to No.15. This wonderful property would make an ideal family or holiday home in the sunny South-East and is ready for immediate occupation. Viewing comes highly recommended.





ACCOMMODATION

Entrance Hallway	3.12m x 3.07m	Tiled floor, staircase to first floor and understairs storage.
Sitting Room	4.54m x 4.67m	Laminate floor, electric fireplace with black granite hearth and timber surround, dual windows over looking front green area.
Kitchen / Dining Room	5.85m x 3.82m	Tiled floor, floor and eye level units, stainless steel sink, Beko electric oven, Logik electric hob, extractor fan, Powerpoint fridge freezer, sliding door to rear garden area.
Utility Room	2.24m x 1.94m	Tiled floor, floor and eye level units, stainless steel sink, dishwasher, washing machine and door to rear garden.
Guest W.C.	1.93m x 1.47m	Tiled floor, part tiled walls, w.c. and w.h.b
<i>First Floor</i>		
Landing Area	3.70m x 1.11m	Carpet floor.
Hotpress		With dual immersion.
Bedroom 4	3.61m x 3.08m (max)	Laminate floor.
Bedroom 3	2.78m x 2.60m	Laminate floor.
Bedroom 2	3.82m x 3.21m	Laminate floor.
Family Bathroom	2.66m x 1.68m	Tiled floor, w.c., w.h.b, bath with mixer taps and tiled surround.
Master Bedroom	4.53m x 4.17m (max)	Laminate floor and dual windows overlloking front lawn area
Ensuite	2.43m x 1.34m	Tiled floor w.c., w.h.b., shower stall with new Myra Elite SE electric shower with tiled surround.

Total Floor Area: c. 125 sq.m. / c. 1,345 sq.ft.





Features

- 4-bed semi-detached family home
- Positioned in a quiet cul-de-sac
- Walking distance to all local amenities
- 5 minutes' from 'Blue Flag' beach
- Accommodation extending to c. 125 sq.m.

Outside

- Low maintenance garden
- Enclosed rear lawn
- Off-street parking
- Garden Shed
- Timber decking
- Side access

Services

- Mains water
- Mains drainage
- OFCH
- ESB
- Broadband available
- Wired for alarm system

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

DIRECTIONS: In Kilmuckridge Village turn at Hammel's Centra Supermarket passing the church on the left-hand side. Proceed up for a couple of hundred metres and the entrance into Chapelwood is on your left. Enter into Chapelwood, take first right and No.15 is will be on your left. **Eircode: Y25 DT80**



Building Energy Rating (BER): C2 BER No. 117537126

Energy Performance Indicator: 184.86 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bobby Kehoe

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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

