

# FOR SALE

AMV: €225,000

File No.d696. BK



## 7 Barley Court, Castlebridge, Wexford

- Freshly painted 3-bed / 3-bath dwelling extending to c. 125 sq.m. / 1,345 sq.ft.
- Accommodation laid out over 3 floors, presented in excellent condition throughout.
- Conveniently located in Castlebridge Village, just 5km to Wexford Town and 7km to the wonderful 'Blue Flag' beach at Curracloe and Raven Point wood walking trail.
- Spacious end-of-terrace property with private parking space, ready for immediate occupation.
- Accommodation briefly comprises; entrance hallway, kitchen, dining room, guest wc, utility room and hotpress on the ground floor, spacious living room (with viewing balcony), bedroom and storage room on the 1st floor and 2 bedrooms (master ensuite) and a family bathroom on the 2nd floor.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

## 7 Barley Court, Castlebridge, Wexford

Kehoe and Associates are delighted to present No.7 Barley Court, Castlebridge, to market. This 3-bed / 3-bath end-of-terrace property is ideally located in the sought-after village of Castlebridge. It is a mere 7km from the sandy, 'Blue Flag' beach at Curracloe and the picturesque Raven Point wood walking trail. Wexford Town and all of its' amenities is only 5km away, with daily rail and bus transportation to Dublin. Castlebridge itself also offers excellent amenities including a primary school, church, pharmacy, post office, Lonsis Supermarket, service station, takeaway and G.P. practice.

No.7 Barley Court has been well maintained throughout and comes to market freshly painted. The accommodation is laid out over 3 floors. The ground floor comprises an entrance hallway, kitchen, dining room, guest wc, utility room and a hotpress. The 1st floor of the property boasts a spacious living room with viewing balcony overlooking the courtyard, a double bedroom with a built-in wardrobe unit and a useful storage room. The 2nd floor features 2 large bedrooms (master ensuite) and a family bathroom. There is underfloor heating throughout the ground floor, with electric heating on the 1st and 2nd floors.

No.7 Barley Court is ready for immediate occupation and would be suitable for a wide range of purchasers. Viewing comes highly recommended.







## ACCOMMODATION

Entrance Hallway	4.59m x 2.33m	Lino floor, understairs storage and staircase to first floor.
Dining Room	4.14m x 3.42m	Lino floor and archway into:
Kitchen	3.00m x 2.98m	Lino floor, floor and eye level units, integrated dishwasher, electric oven, hob, extractor fan, stainless steel splackback, integrated fridge freezer and stainless steel sink.
Utility Room	1.99m x 1.49m	Lino floor, floor and eye level units, countertop space, washing machine.
Hotpress		With dual immersion.
Guest. W.C.	1.98m x 1.32m	Lino floor w.c. and w.h.b.
<b><i>First Floor</i></b>		
Landing	3.18m x 2.00m	Laminate floor and staircase to second floor.
Living Room	5.54m x 4.47m (max)	Laminate floor and door to viewing balcony.
Storage Room	3.07m x 0.84m	Laminate floor.
Bedroom 3	3.19m x 2.70m	Laminate floor and built-in wardrobe unit.
<b><i>Second Floor</i></b>		
Landing	4.25m x 2.30m	Laminate floor.
Bedroom 2	4.41m x 2.75m	Laminate floor.
Master Bedroom	4.42m x 3.48m (max)	Laminate floor and ensuite.
Ensuite	2.37m x 1.18m	Lino floor, w.c., w.h.b., Shower stall with Triton t90z electric shower.
Family Bathroom	2.69m x 2.33m	Lino floor, w.c., w.h.b. and bath with mixer taps.
<b>Total Floor Area: c. 126.75 sq.m. / 1,364 sq.ft.</b>		





## Features

- Accommodation extending to c. 126.75 sq.m. / 1,364 sq.ft.
- Presented in excellent condition
- 5km to Wexford Town
- Freshly painted throughout
- 3-bed / 3-bath property
- Ready for immediate occupancy
- 7km to Curracloe Beach

## Outside

- Off-street parking
- Paved seating area
- Additional visitor parking
- End-of-terrace property
- Village centre location
- Walking distance to all local amenities
- Viewing balcony overlooking courtyard

## Services

- Mains water
- Mains drainage
- Electric ground floor underfloor heating
- Electric heating on 1st and 2nd floors
- Fibre broadband available
- ESB
- Wireless alarm system

**NOTE:** The management fee is €1,000 per annum and includes building insurance.

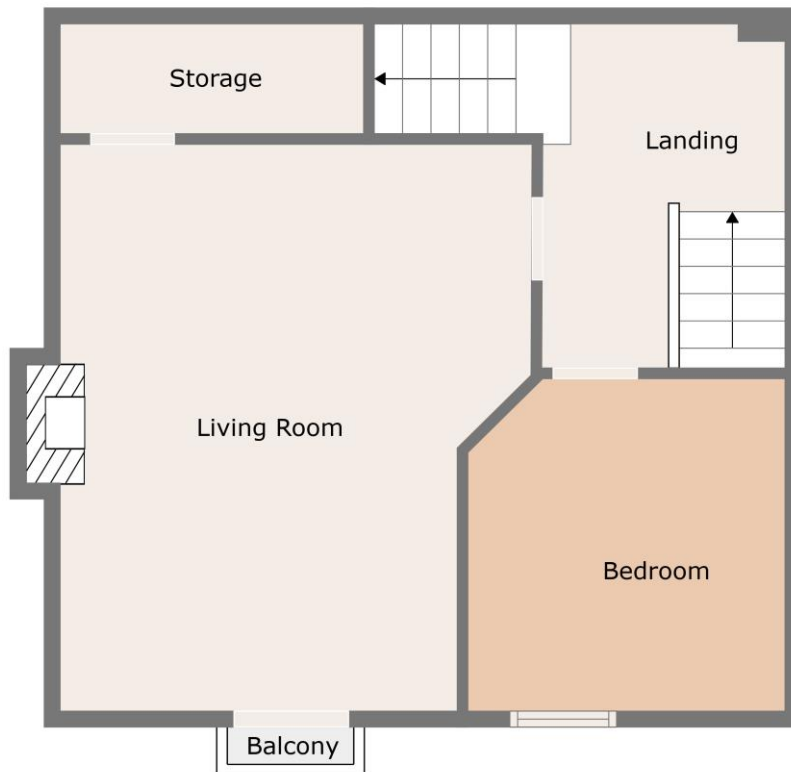
**VIEWING:** Strictly by prior appointment with the sole selling agents only.

**DIRECTIONS:** From Wexford drive into Castlebridge village and turn left at the fork in the road after the service station. Take the first right just after the pharmacy and Barley Court is 100m on your right hand side. 'For Sale' board. Eircode: Y35 HY9D.





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.



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**Building Energy Rating (BER): C1 BER No. 100225846**

**Energy Performance Indicator: 155.72 kWh/m<sup>2</sup>/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