

FOR SALE

AMV: €449,000

File No.d793. BF



Heather Field, Blackill, Murrintown, Co. Wexford

- Substantial 4 bedroomed detached family bungalow in this most convenient location only 10 minutes' drive from Wexford Town. Only 5 minutes' from excellent village amenities in Murrintown. Johnstown Castle Estate Museum and Gardens, Department of Agriculture and Department of the Environment are also within 5 minutes' drive.
- The property was constructed in 1999 with well proportioned rooms and large windows offering bright well laid out accommodation. The current owners have extended, modernised and upgraded it over the years to provide a spacious modern home sure to fulfil the needs of any growing family.
- Outside there is an extensive concrete drive/forecourt/rear yard, mature landscaped gardens, detached garage, large workshop, dog run, enclosed hardcore yard and space for a kitchen garden/vegetable plot.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



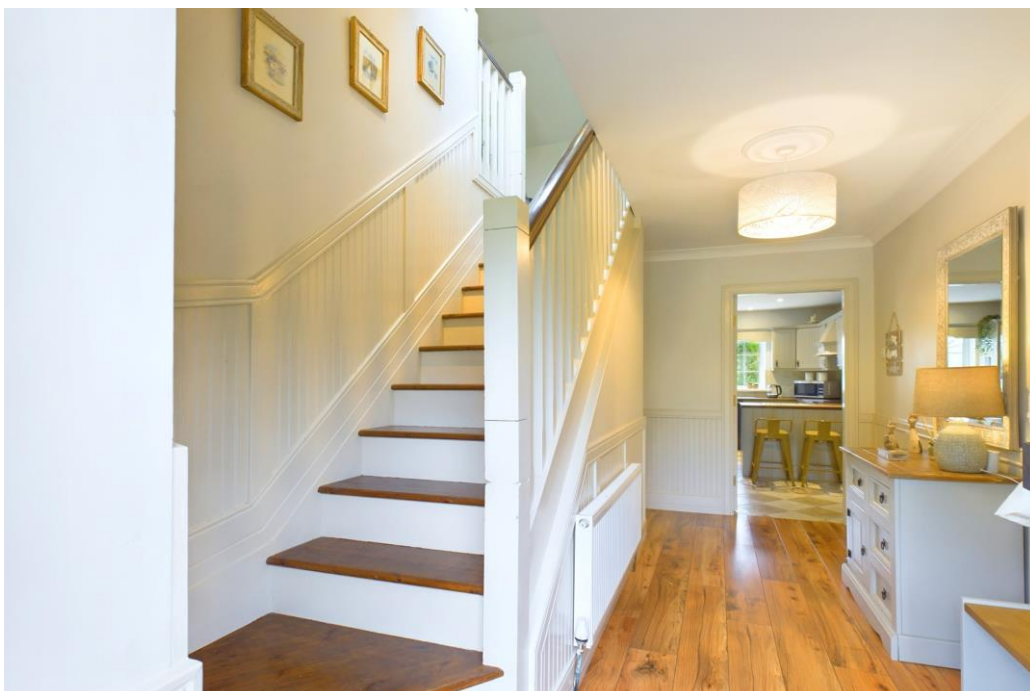
**Kehoe
& ASSOC.**

Description: Substantial 4 bedroomed detached family bungalow in this most convenient location only 10 minutes' drive from Wexford Town. Only 5 minutes' from the village of Murrintown with excellent amenities including shop, post office, primary school, child care facility, church and community centre. Johnstown Castle Estate Museum and Gardens, Department of Agriculture and Department of the Environment are also within 5 minutes' drive.

The property was constructed in 1999 with well proportioned rooms and large windows offering bright well laid out accommodation. The current owners have extended, modernised and upgraded it over the years to provide a spacious modern home sure to fulfil the needs of any growing family. The property is tastefully decorated with quality finish throughout, modern fitted kitchen, contemporary bathrooms, quality tiling, hard flooring, solid fuel stoves, wall insulation and double glazing. The sitting room is currently used as a games room and for entertaining and family occasions but could easily revert back into a cosy family sitting room. Fabulous garden room opening off the family room providing the perfect indoor/outdoor space for barbeques and entertaining. There is also some useful storage space and a dedicated office/study at attic level.

Outside there is an extensive concrete drive/forecourt/rear yard offering ample parking and plenty of hard surface for skate-boards, bikes and ride-on toys. The gardens are simply landscaped mainly in lawn for ease of maintenance, perfect for ball games. For any tradesman, DIY enthusiast or collector this property is a dream come true with a spacious detached garage 6.54m x 4.10m and large workshop 9.37m x 11.06m sizeable enough to house a small vintage tractor collection. There is also a purpose built dog run and an enclosed hardcore yard with space for a kitchen garden/vegetable plot to the rear.

Viewing of this substantial detached family bungalow comes highly recommended, for viewing arrangements contact Wexford Auctioneers Kehoe & Associates 053-9144393.







ACCOMMODATION

Ground Floor

Entrance Hallway	4.59m x 1.60m	With laminate floor and wainscotting.
Kitchen	4.61m x 3.64m	With excellent range of built-in floor and eye level units, integrated hob, extractor, oven, fridge, plumbing for dishwasher, part tiled walls, tiled floor and built in 'L' shaped seating on the dining area. Open plan to:
Family Room	6.05m x 3.95m	Feature brick fireplace with back boiler solid fuel stove, laminate floor and bi-fold doors to:
Garden Room	5.39m x 5.03m	A fabulous indoor/outdoor/enclosed patio with solid fuel stove and French doors to garden.
Sitting Room	7.30m x 4.45m	With solid fuel stove, currently in use as an entertainment/games room with built-in bar, built-in 'L' shaped seating, feature bay window and laminate floor.
Boot Room	2.60m x 1.74m	With plumbing for washing machine, space for freezer, built-in storage presses, laundry drawer, shoe storage and hanging/cloaks space, tiled floor and door to outside
Inner Hallway	7.63m x 1.00m	With laminate floor and wainscotting.
Walk-in Hotpress		With excellent built-in storage and space for tumble dryer.
Shower Room	3.30m x 2.21m	With walk-in shower, vanity w.h.b., w.c., part tiled walls and tiled floor.
Master Bedroom	3.80m x 3.27m	With excellent range of built-in wardrobes and shower room ensuite
Ensuite	2.48m x 0.99m	Tiled shower stall with electric shower, vanity w.h.b., w.c., part tiled walls and tiled floor.
Bedroom 2	3.57m x 3.32m	With laminate floor.
Bedroom 3	3.16m x 3.33m	With laminate floor.
Bedroom 4	3.18m x 3.30m	With laminate floor.
	(max)	



ACCOMMODATION

First Floor

Landing	3.82m x 2.13m	With laminate floor and fitted storage.
Office / Study	5.68m x 2.71m	With laminate floor built-in storage presses and access to eaves storage.

Total Floor Area: c. 183 sq.m. (c. 1,969 sq.ft.)



Features

- Substantial detached bungalow
- Extended, modernised and upgraded
- Presented in pristine condition

Outside

- Concrete drive/forecourt/rear yard
- Detached garage
- Workshop
- Enclosed hardcore yard
- Paved patio area
- Purpose built dog run

- 4 double bedrooms
- 3 reception rooms
- Dedicated office space

Services

- Mains electricity
- Mains water
- Septic tank drainage
- Dual OFCH and SFCH
- Solar panels
- Broadband

NOTE: The sale is inclusive of all curtains, blinds, light fittings, hob, extractor, oven and fridge.

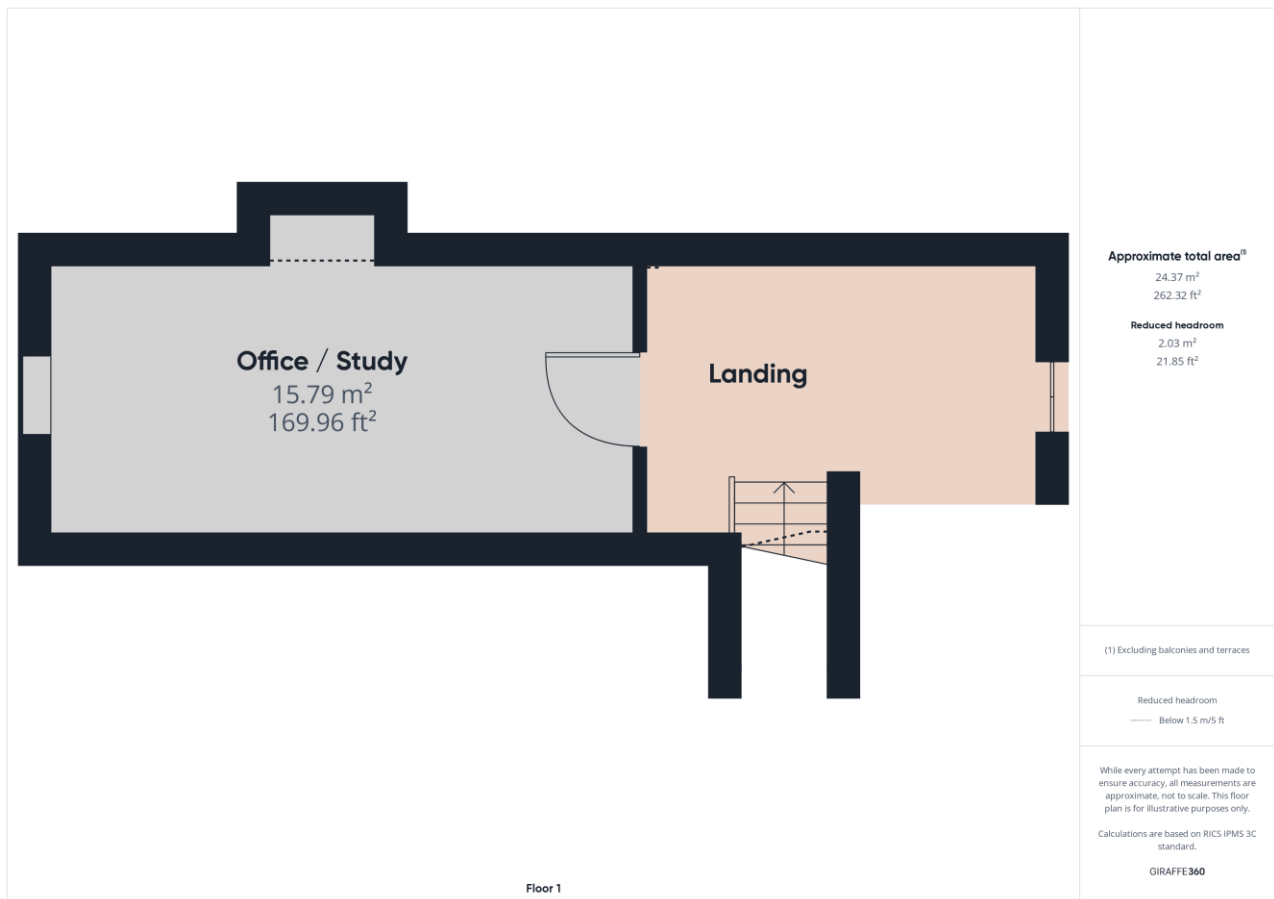
VIEWING: Strictly by prior appointment with the sole selling agents only.

DIRECTIONS: Eircode Y35PY95









Building Energy Rating (BER): C2 BER No. 103767406

Energy Performance Indicator: 175.53 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

