

FOR SALE

AMV: €410,000

File No. D429.1 CWM

Thornfield

LAST REMAINING UNIT

1 Thornfield, Castlebridge, Wexford Y35 XN0X

- Ready for occupancy in 2024, this 4 bedroom, 3 bathroom family home extends to 135 sq.m.
- A newly built home offering insulated timber frame construction with an A2 BER rating extremely economical to heat.
- High quality fitted kitchen from Slaney Kitchens including an island unit and utility room. All kitchen appliances are included. High quality slide robes in the master bedroom with 2 door wardrobe in the second bedroom.
- 10 year homebond structural guarantee with 5 year homebond mechanical electrical defects insurance in place.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

1 Thornfield, Castlebridge, Wexford

No. 1 Thornfield is a detached two-storey, comes to the market ready to occupy in the coming weeks. This new development nestled in the picturesque town of Castlebridge, Co. Wexford is designed for those with an eye for style and a taste of opulence, located in the heart of Castlebridge village. This impressive home in Thornfield offers a generous 4 bedroomed, 3 bathrooms, providing ample for space for both relaxation and entertainment. The property extension to circa 135 sq.m and is A rated, built in 2024.

The property enjoys a south facing, walled rear gardens. There is a maintenance free external finish with combination of brick and white sand & cement plaster, no painting required. Highly insulated timber frame construction with A2 BER rating. Air to water high efficiency heat pumps with under floor heating at ground floor and aluminium radiators at first floor level on a zoned heating system. There is a pressurised domestic water system. The windows are triple glazed, both the windows and doors are supplied by Senator Windows. The high quality fitted kitchen from Slaney Kitchens including island unit and utility room. Kitchen appliances to include hob, oven, extractor, dishwasher, and fridge freezer supplied by Joyce's Electrical.

There is a generous electrical spec. with brushed chrome finish at ground floor level and white at first floor. High quality slide robes in the Master bedroom & a two-door wardrobe in the second bedroom. Quality sanitary ware from the Tavistock Range. Extensive tiling from Halo Tiles & Bathrooms throughout including fully tiled floors in the hall, downstairs wc, kitchen/diner and utility room. bathroom and en-suite floors tiled and walls part tiled. High quality laminate flooring from Halo Tiles & Flooring fitted to living room. The interior house is fully painted white. 10-year Homebond Structural Guarantee and 5-year Homebond mechanical and Electrical inherent defects insurance in place. All houses are eligible for the Help to Buy Scheme with a grant of up to €30,000 available to qualifying purchasers.

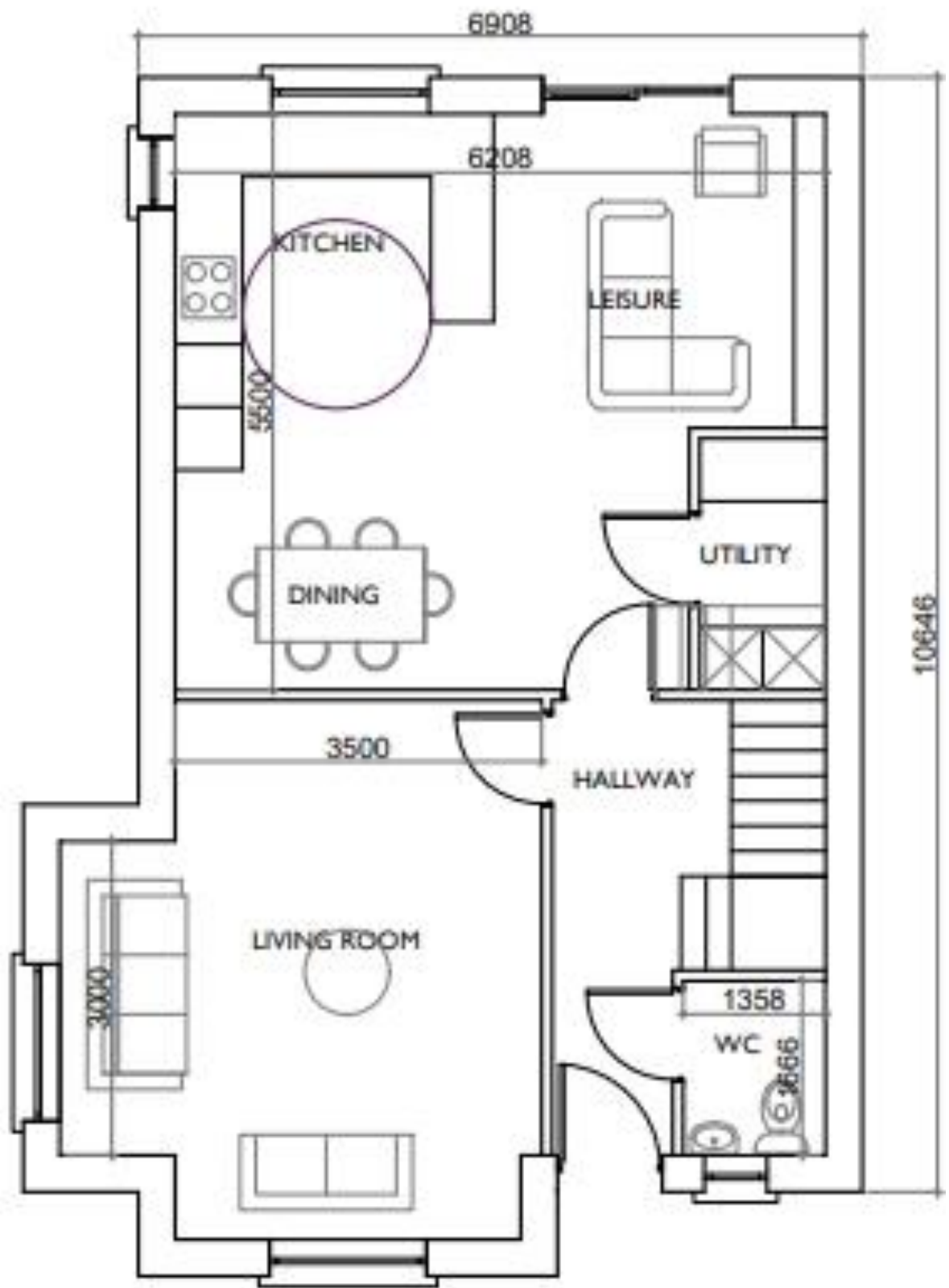
Castlebridge itself, notorious as the birthplace of the Guinness Book of Records offer a platter of amenities with close proximity to this new home, a primary school, supermarket, pharmacy, church, bars & restaurants are all within walking distance. The property offers easy access to the N11 & M11 national road network and connectivity is seamless to Wexford town, Wexford link bus serviced stops conveniently outside right at the development doorstep, only 5 minutes bus ride away all that Wexford town has to offer unfolds before you.

Moreover, the greater Wexford area caters to every interest, presenting an abundance of lifestyle pursuits just moments from your doorstep. Take a leisurely stroll along the sandy shores of Curracloe or Rosslare Beaches, or immerse yourself in the tranquillity of a forest walk at the renowned Raven Point Nature Reserve. For a more laidback day, indulge in the serenity of Johnstown Castle. Notably, two world-class amenity areas, Curracloe Beach and Raven Point Nature Reserve, are mere minutes away.

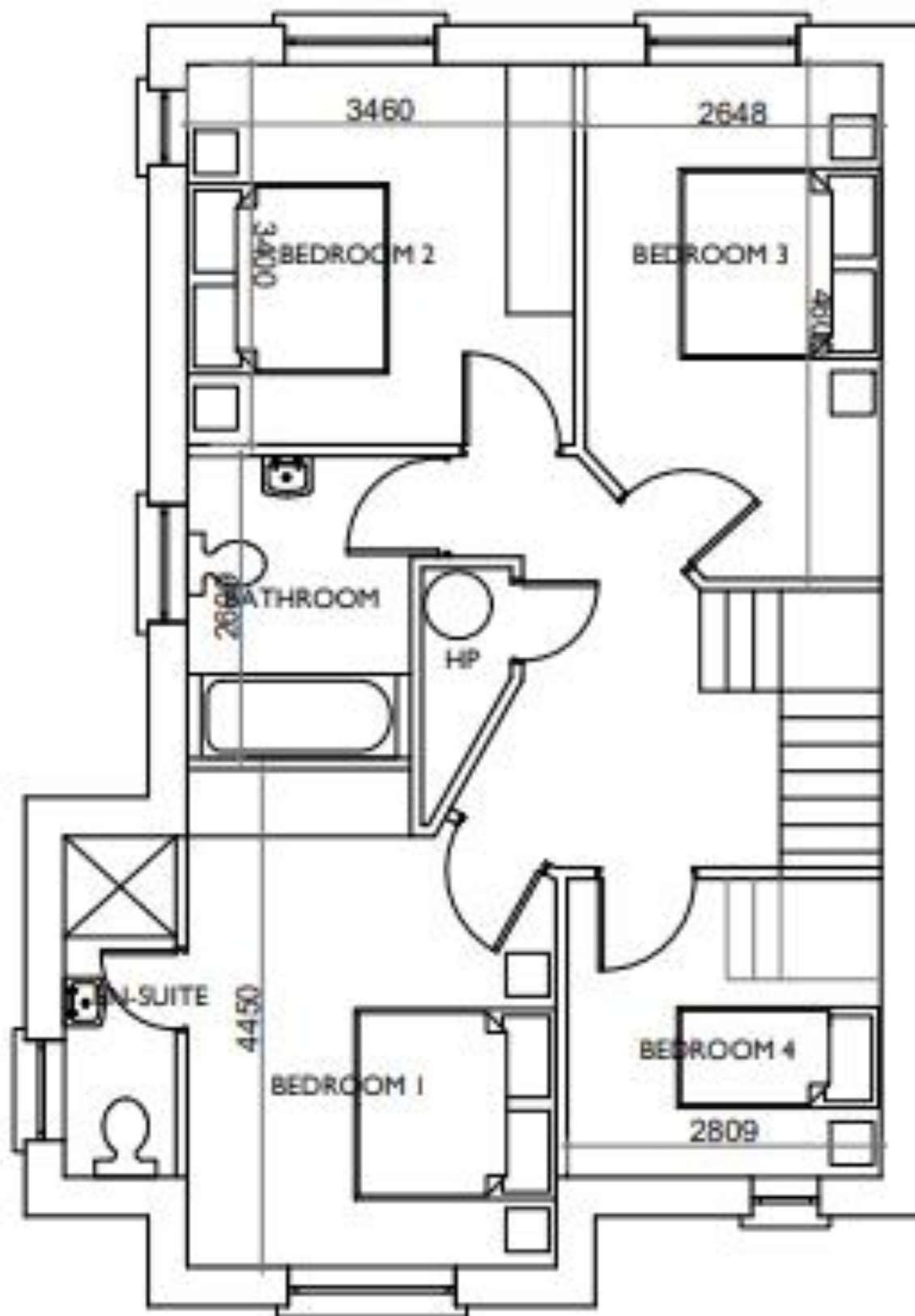
Don't miss out on this incredible opportunity to experience the best of village living, while still being within reach of all that Wexford town and its surroundings have to offer. Act now and embrace a life of beauty, culture, and convenience at Thornfield. An excellent choice for families seeking a serene retreat in a mature residential area, this property is a must-see. To arrange a viewing, please contact Kehoe & Assoc. at 053 9144393.



FRONT ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Outside

- Largest garden in the development.
- Direct south facing garden with private boundary wall.
- Designated car parking
- Gated private side pedestrian access to the rear of the house.
- 30 sq. m cobble lock patio.
- Garden in lawn to the rear

Features

- Detached home with large rear garden
- A2 rated newly built home built in 2024
- 4 Bedrooms, 3 Bathrooms
- Extending to c. 135 sq.m.
- Located in the heart of Castlebridge Village
- Eligible for the Help to Buy Scheme with a grant of up to €30,000 available to qualifying purchasers

Services

- Mains water
- Mains drainage
- Air to water high efficient heat pump with under floor heating at ground level and aluminium radiators on the first-floor level. Zoned heated system
- Pressurised domestic water system.
- Triple glazed windows and doors by Senator Windows
- Broadband/tv services available, ducting provided to the house for Siro, choice of providers available

Building Energy Rating (BER): A2

**Energy Performance Indicator:
36.9 kWh/m²/yr**

Please Note: All blinds and kitchen appliances are included in the sale.

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 XN0X

SLANEY KITCHENS WEXFORD

Phone 083:389488



Building Energy Rating (BER): A2

Energy Performance Indicator: 36.9 kWh/m²/yr

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

Sales Agent

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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. PRSA No. 002141