

FOR SALE

AMV: €535,000

File No. D813.CWM



2 The Cloisters, Castlebridge, Wexford Y35 E265

- Excellent 4-bedroom family home extending to c. 212 sq.m. with flexible living accommodation.
- Located just 5 minutes' drive from Wexford Town and Eden Vale Waterfalls and 10 minutes' drive from Curracloe's renowned 'Blue Flag' beach.
- Private entrance which is gated and a tarmac & cobblelock entrance driveway leads to ample parking together with an enclosed rear garden and large sandstone patio area.
- Accommodation Briefly comprises: Entrance Hall, Sitting room, Kitchen/Dining room, Sunroom, Family room, Utility room, Guest w.c. upstairs 4 Bedrooms (2 ensuite), Family Bathroom
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

2 The Cloisters, Castlebridge, Wexford

Kehoe & Assoc. is delighted to introduce No. 2 The Cloisters, a detached and expansive family residence measuring approximately 212 sq.m., constructed in 2004, offering well-proportioned and adaptable living spaces. Situated in the charming village of Castlebridge, with a private electric gate entry, this outstanding property is ideal for a growing family. No. 2 The Cloisters is well maintained, providing spacious and light-filled accommodations. Its prime location is within easy walking distance of various amenities in Castlebridge Village, including shops, a church, a pharmacy, a pub, a takeaway, a post office, and a primary school. This desirable area is conveniently located just a 5-minute drive from Wexford Town and Eden Vale Waterfalls, and a 10-minute drive from Curracloe's renowned 'Blue Flag' Beach.

This exquisite spacious home features a welcoming porch, an entrance hallway, a sitting room, a large kitchen, a dining area, a utility room, a guest w.c, a sunroom, and a family lounge on the ground floor. The first-floor hosts four spacious double bedrooms, two of which are en-suite, and a family bathroom. The home's centrepiece is the impressive open-plan kitchen, dining, and living area, leading to the sunroom and family lounge. The area is flooded with natural light, thanks to the vaulted ceiling and overhead velux windows that enhance the living spaces, creating an elegant atmosphere perfect for family gatherings and entertaining friends. Two sliding doors provide access from the sunroom and dining area to an external sandstone patio. The exterior features an enclosed area where children can play safely, alongside a tarmac and cobblelock driveway with ample parking for multiple vehicles.

Early viewing of this property comes highly recommended.

For further details and appointment to view contact Wexford Auctioneers; Kehoe & Associates on 053 9144393.

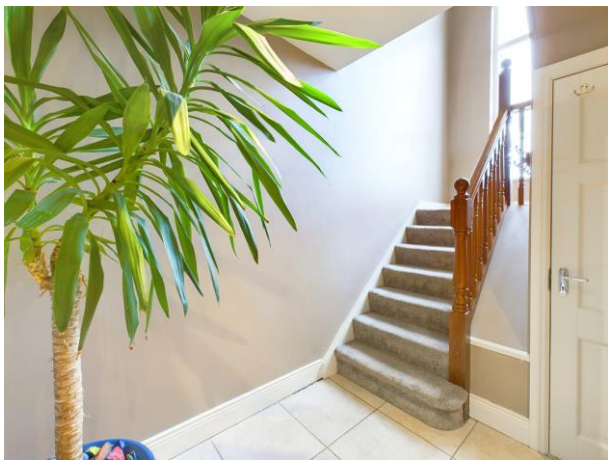
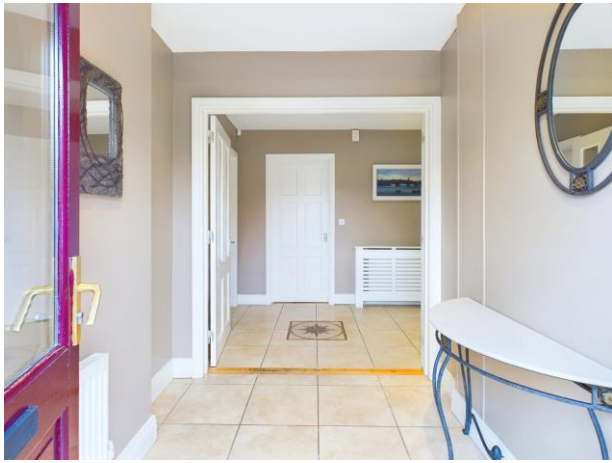


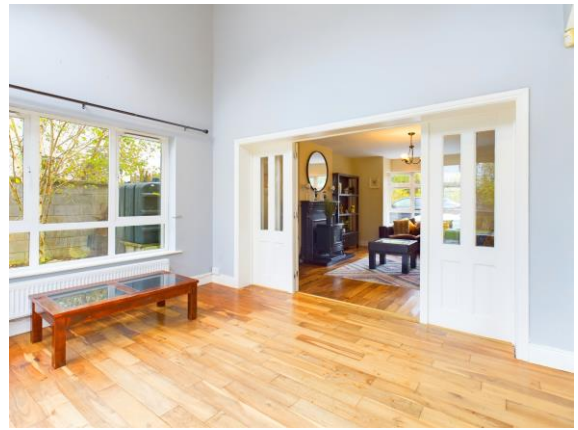
ACCOMMODATION

Ground Floor

Entrance Hall	2.55m x 2.02m	Tiled flooring, alarm.
<i>Double glass door leading to:</i>	3.97 m x 3.83 m	Timber laminate flooring, open fire with back boiler, granite tile insert hearth and stone surround. Right and left of chimney hearth are built in library units with open shelving, storage underneath and tv console area. Large window overlooking garden.
Central Hallway	4.36m x 2.40m	Tiled flooring, radiator cover, fibre broadband point, coat closet under staircase.
Sitting Room	5.13m x 4.32m	Vinyl flooring throughout, feature fireplace with cast iron surround and black granite hearth with cast iron finish. Opening fireplace (chimney pot capped). Feature bay window overlooking front driveway and gardens and lawn to front.
Kitchen/Dining Room	6.75m x 4.44m	Renovated in recent years to include newly fitted kitchen and separate island, Belling double oven, Hotpoint dishwasher, Siemens fridge freezer, display cabinets, ample worktop space, Neff five ring induction hob and Beaumatic extractor fan overhead, stainless steel double sink and timber drainer and worktop, with tiled splashback, large window overlooking rear gardens and recess lights throughout. Part tiled to Kitchen side and part solid timber floors. Expansive glass sliding door leading out to the rear sunny aspect gardens.
Sunroom	4.29m x 3.38m	Solid timber floors throughout. Patio sliding doors directly on to sandstone patio area, treble velux overhead. Dual aspect with large window overlooking side garden. Double glass doors leading to
Family Lounge Room	5.35m x 4.17m	Solid timber floors throughout. Easy to operate push button oil stove with black granite hearth and cast iron feature surround and mantelpiece, tv point, electric points, large bay window overlooking front garden
Utility Space	2.58m x 1.90m	Tiled flooring throughout, fitted floor units with ample worktop space, space for washing machine and dryer, wall mounted open shelves, door leading to rear garden.
Guest w.c.	1.90m x 0.87m	Tiled flooring, w.h.b. with tiled splashback and mirror overhead and w.c.

Solid timber mahogany staircase carpeted with half Landing space and tall window overlooking front driveway and gardens.



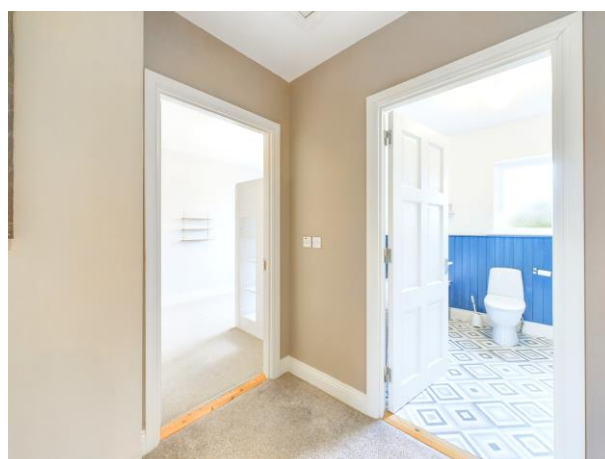


ACCOMMODATION

First Floor

Landing	5.59m x 2.07m	Carpeted flooring throughout. Stira access to floored attic. Sensor recess lights, hot-press with shelving and rails.
Master Bedroom	5.35m x 4.32m	Carpeted flooring throughout. Large bay window overlooking front driveway. Wall fitted open shelves and wainscotting, sliderobes with open shelves and rails.
En suite	2.18m x 1.67m	Tiled flooring, floor to ceiling tiled surround, porthole window, large enclosed shower with pressurised rain water shower head, and separate shower fossette, w.h.b with storage cabinetry underneath, wall mounted cabinet with mirror and w.c.
Bedroom 2	4.69m x 4.14m	Carpeted flooring, large window overlooking front gardens, electric points and tv point.
En suite	2.86m (max) x 1.72m (max)	Tiled flooring, floor to ceiling tiled surround, enclosed shower, Triton aqua sensation, w.h.b. with mirror overhead and w.c.
Bedroom 3	4.33m x 3.15m	Carpeted flooring throughout, built in treble bay wardrobe, feature bay window overlooking rear gardens, electric points and tv point.
Bedroom 4	3.59m x 2.68m	Carpeted flooring, built in treble bay wardrobes, large window overlooking rear garden.
Family Bathroom	2.79m x 2.27m	Vinyl flooring, large enclosed shower with mosaic tile surround, Triton T90 , w.h.b with built-in cabinet underneath, tiled splashback, wainscotting surrounding the bathroom and bath, separate bath tub and w.c.

Total Floor Area: c. 212 sq.m. (c. 2,281 sq.ft.)





Features

- Built in 2004
- 4 Bedrooms, 4 bathrooms
- Extending to 212 sq. m
- Ready to occupy immediately

Outside

- Electric gates
- Private gardens
- Tarmac and cobble lock driveway
- Extensive sandstone patio area
- Gardens in lawn to front and rear
- Mature planting and trees
- Garden shed
- Enclosed rear garden

Services

- Mains water
- Mains drainage
- OFCH
- Separate oil stove (easy push button heating)
- Fibre broadband
- Sensor lights
- Alarm
- Power for electric car points

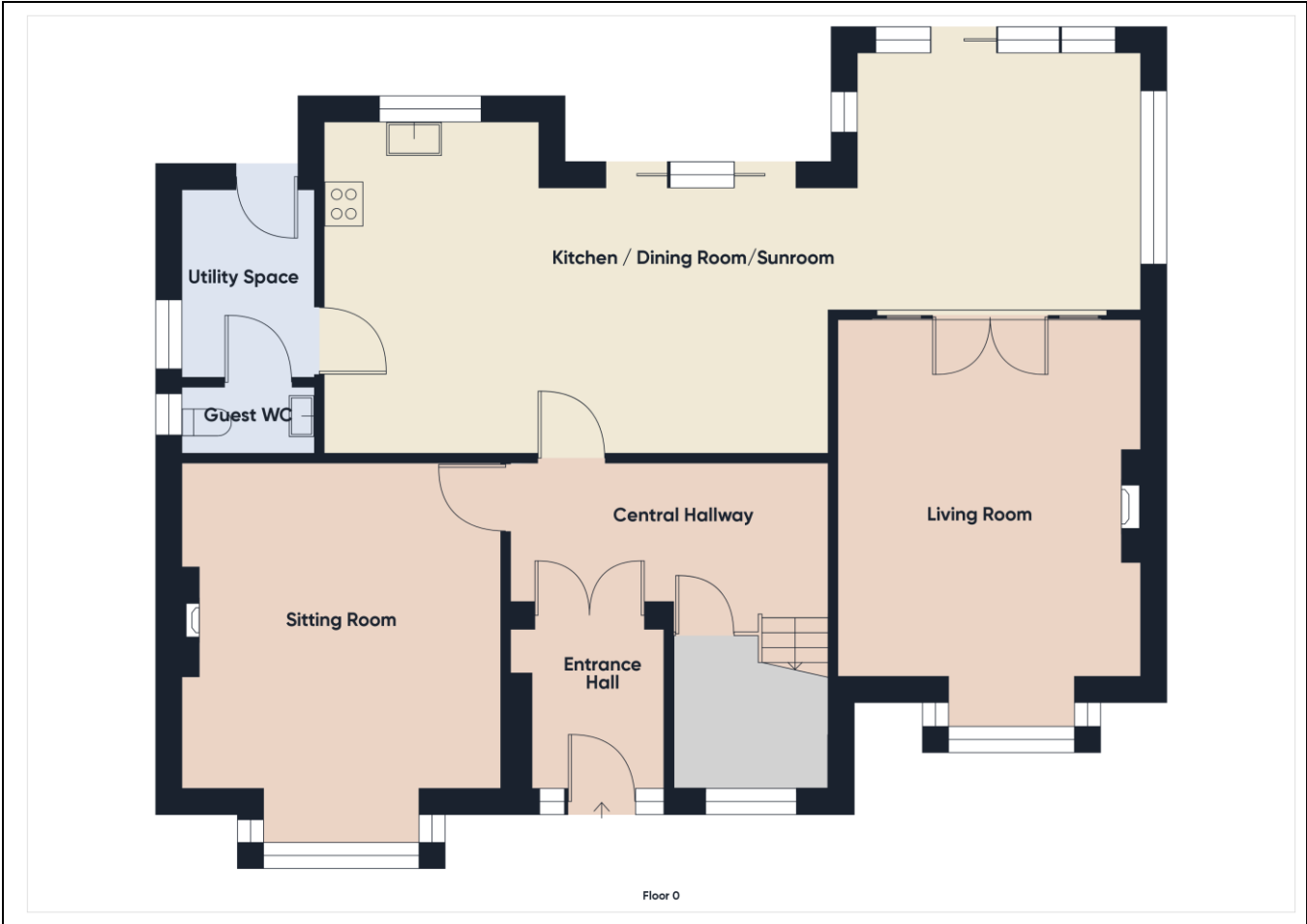
Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: Eircode: Y35 E265









Building Energy Rating (BER): B3 BER No. 117843151
Energy Performance Indicator: 142.69 kWh/m²/yr

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

Sales Agent
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