

FOR SALE

AMV: € 140,000

File No. D832CWM



12 Hazelwood, Bridgetown Co. Wexford Y35 X651

- Well located first floor apartment within walking distance of Bridgetown Village with access to an array of local amenities.
- Ideally suited for first-time buyers, downsizers or savvy investors.
- Accommodation Briefly comprises: Entrance Hall, Kitchen/Living/Dining Area, 2 Bedrooms & Family Bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

12 Hazelwood, Bridgetown Co. Wexford

Discover the perfect blend of comfort and convenience at 12 Hazelwood, a beautifully appointed first floor apartment located in the vibrant village of Bridgetown, Co. Wexford. With an energy rating of C2, this charming 63 sqm property features two spacious bedrooms and a well-equipped family bathroom, offering a wonderful retreat for first-time buyers, downsizers, or savvy investors.

Step inside to find a welcoming entrance hall that leads to a light-filled living/dining room, seamlessly connected to an enclosed kitchen area—ideal for entertaining friends and family. The generous bedrooms provide peaceful havens for rest, while the contemporary bathroom caters to all your needs.

Nestled within an easy stroll of Bridgetown's bustling village, you'll have access to an array of local amenities, including shops, schools, and a delightful playground, making it perfect for families or those who enjoy a community feel. With excellent transport links to Wexford town just a short distance away, commuting is a breeze.

Don't miss this unique opportunity to secure a delightful home in a thriving locale—book a viewing today and imagine your life at 12 Hazelwood!

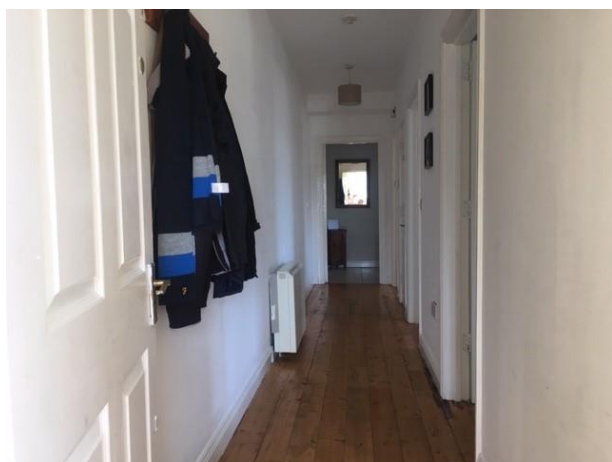
Early viewing of this property comes highly recommended. For further details and appointment to view contact Wexford Auctioneers; Kehoe & Associates on 053 9144393.



ACCOMMODATION

Entrance Hall	7.08m x 1.17m	Tongued and grooved flooring. Hot-press with ample storage space, electric immersion.
Open Plan Kitchen/Dining/Living Area	6.71m x 3.78m	Part tiled flooring, part timber flooring, kitchen has floor and eye level cabinets throughout fully fitted with ample worktop space, double sink, stainless steel drainer and tiled splashback, Indecit oven, Indecit electric hob with extraction vent overhead, breakfast counter space, free standing Bosch fridge freezer. To Living Area, ample space for lounge area and dining including fibre broadband direct connection and tv point and electrical points. Tow window overlooking street side.
Master Bedroom	3.39m x 2.73m	Tongued and grooved flooring, large window overlooking street side and hatch to attic space.
Family Bathroom	3.40m x 1.89	Tiled flooring, bath with Triton T90 Novel SR electric shower overhead with tile surround, w.h.b with tiled splashback, mirror and lighting overhead, w.c. with half wall tile surround and space for washing machine and dryer.
Bedroom 2	3.40m x 2.75m	Tongued and grooved flooring, large window overlooking street side with ample electric points.

Total Floor Area: c. 63 sq.m. (c. 678 sq. ft.)





Features

- 2 Beds, One bathroom
- Extending to 63 sq.m.
- Walking distance to all Village amenities.
- Built in 2007

Services

- Mains water
- Mains drainage
- Electric storage heating.
- Fibre Broadband

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 X651

Building Energy Rating (BER): C2 BER No. 113102693
Energy Performance Indicator: 191.86 kWh/m²/yr

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

Sales Agent

CATRIONA MURPHY

087 2427525

Email: catriona@kehoeproperty.com



Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



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