

FOR SALE

AMV: €299,000

File No. D626.CWM



42 Castle Gardens, St Helen's Village, Kilrane, Co. Wexford

BER C3

- This is a perfectly positioned holiday home. A unique detached two storey property located in the well-known St. Helens Bay Golf and Country Club.
- There is a wide range of amenities including Golf course, Tennis, basketball courts, children's play area, bar and restaurant.
- There are numerous short walks to the Bing Bay each or Carne beach where a long walk on the sandy coves and headlands awaits. Only 2 hours from Dublin and 5 minutes from Rosslare Europort.
- This property is presented in immaculate condition with 4 bedrooms and 3 bathrooms. Accommodation comprises of entrance hall, ground floor bedroom, open plan living/dining/kitchen, Large sunroom perfectly positioned in a south westerly aspect. Upstairs there are three-bedroom master ensuite and a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393

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Kehoe and Assoc is delighted to present this unique opportunity to acquire a detached two-storey home in St Helen's Bay. Built in c.1998 this mature development is extremely popular for holiday homes and indeed full-time residence. The detached two-storey residence at 42 Castle Gardens, is located at the end of a quite cul de sac with private surround gardens and the perfectly positioned south westerly patio. The St. Helen's Golf club is easily reached.

The property has 2 allocated car parking adjacent to the property, with a footpath surround. The grounds are managed and are always immaculate all year round. This particular property is in excellent condition with recent refurbs and has been carefully maintained by one owner since 1998.

The accommodation comprises of an entrance hall, understairs guest bathroom, ground floor bedroom, large open plan living / dining / kitchen area, large sun room, upstairs there are a further 3 bedrooms all with built in wardrobes, master bedroom with an ensuite, and a family bathroom. Off the hallway is a hot press with ample storage space. The ground floor bedroom is multi-purpose with wall mounted shelving and further utilities.

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ACCOMMODATION

Entrance Hall	3.54 m x 1.90 m	Tile Flooring.
Understairs Bathroom	1.86 m x 0.84 m	Tile Flooring, WHB, tile splashback, mirror overhead, WC
Bedroom 4 / Multi-purpose room	2.77 m x 2.53 m	Carpeted flooring, window overlooking private rear garden, built in cabinetry with drawers and ample storage space dryer and chest freezer
Open Plan Living / Dining / Kitchen Area	6.97 m (max) x 4.88 m (max)	Living Area: feature fireplace with feature fire, timber surround. Dual aspect with windows overlooking driveway and front gardens. TV Electric Points Kitchen Area: Tile flooring, built-in cabinets which are floor and eye level, ample worktop space with tile splash back, stainless steel sink and drainer, extractor fan overhead. Double doors leading to Sun Room
Sun Room	3.45 m x 2.68 m	Tile flooring, with french doors leading to private patio with a westerly aspect. Timber carpeted staircase leading to the first floor.
Landing Area	2.71 m x 2.30 m	Carpeted flooring throughout, hot-press with ample storage space, attic access.
Master Bedroom	3.74 m x 3.07 m	Carpeted flooring, building in wardrobes, large windows overlooking front driveway.
Ensuite	2.39 m x 1.02 m	Carpeted flooring, large enclosed shower unit with pressure pump showers and full tile surround and glass door. WHB with tile splash back, mirror and lighting overhead. Creda wall mounted radiator and WC.
Bedroom 2	3.16 m x 3.07 m	Carpeted flooring, built in wardrobe with hanging rails and open shelves.
Bedroom 3	2.99 m x 2.70 m	Carpeted flooring large window over looking private rear garden.
Family Bathroom	2.10 m x 1.73 m	Carpeted flooring, Bath with Myra elite 2 electric shower overhead and tile surround and glass door, WHB, mirror and lighting, Creda wall mounted electric heater and WC.
Total Floor Area: c. 108 sq.m.		



Features

- Popular Holiday resort.
- Unique detached Two-storey house.
- 4 bedrooms.
- 3 Bathrooms.
- Extending to 108 sq.m.

Outside

- Private South westerly facing patio.
- Two car parking spaces
- Easy access to the beach
- Quite end of Cul de Sac location.
- Gated security development

Services

- Mains Water.
- Mains Drainage.
- Electric Heating.
- Open Fire.
- Carnsore Broadband Available.

MANAGEMENT FEES: Paid annually €1,596 (2024) to include bins, common grounds insurance and grass maintenance all year round. The house is painted outside every 3 years.

NOTE: Please note the high-quality contents of the property to include all free standing furniture, all appliances to include under counter fridge microwave, kettle and toaster, Bosch dishwasher, Whirlpool washing machine, Hotpoint double oven and four ring electric hob and garden furniture can be purchased for a total cost of €10,000.

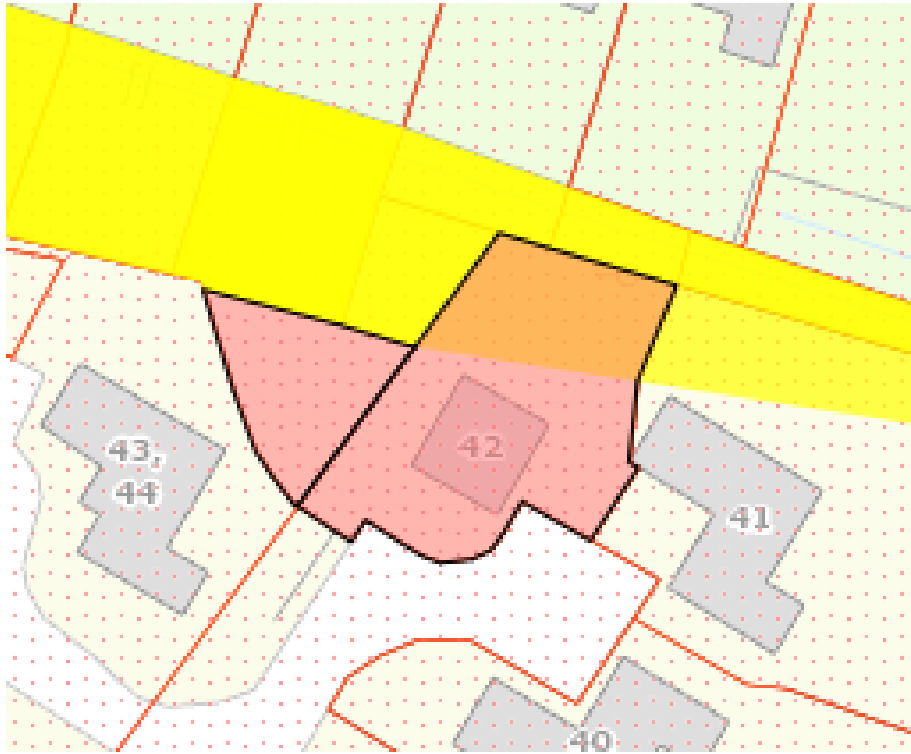
BER: C3 BER No. 117280891 Energy Performance Indicator: 222.02 kWh/m²/yr

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

DIRECTIONS: Eircode Y35 Y861

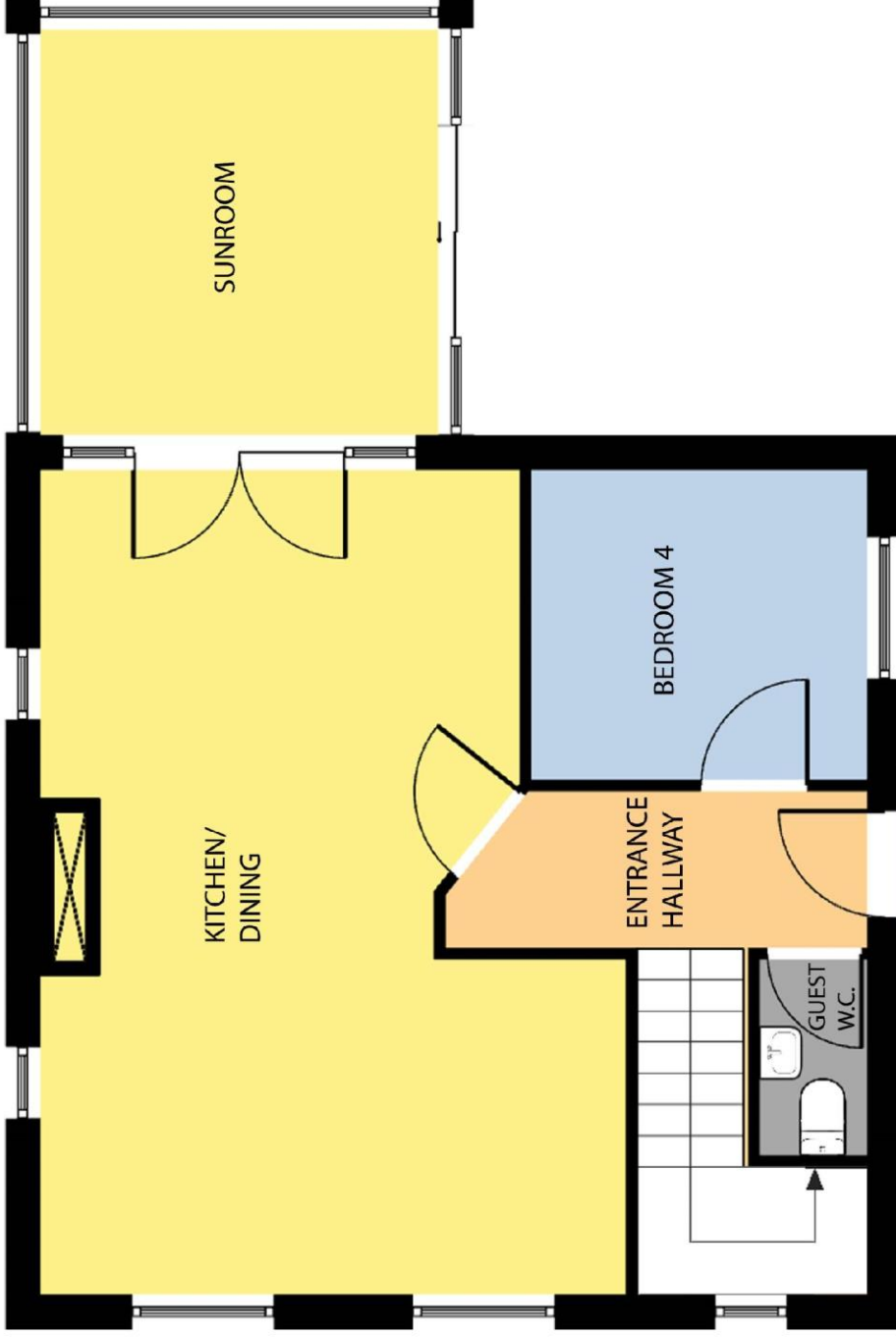


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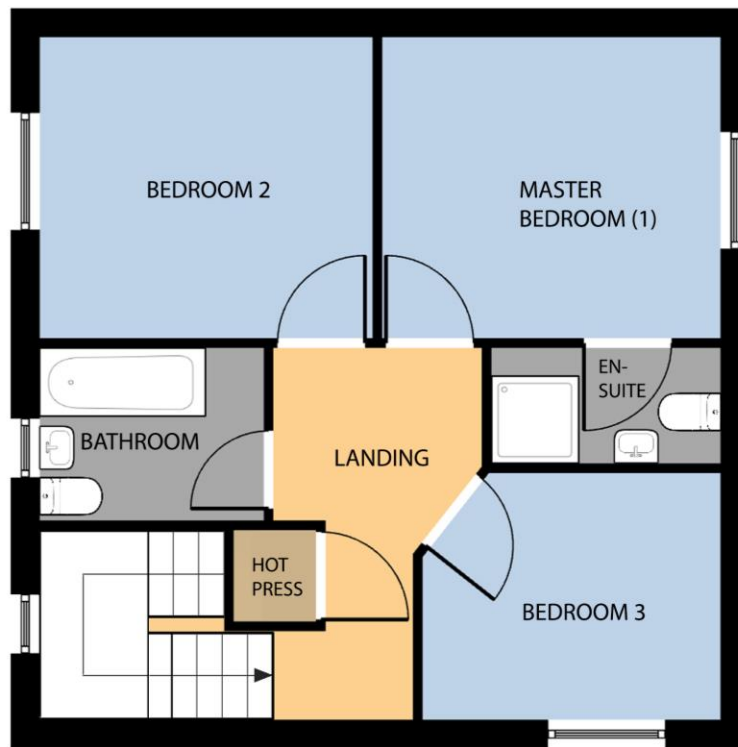
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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FIRST FLOOR



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Strictly by prior appointment with the sole selling agents.

Selling Agent: CATRIONA MURPHY

Contact No: 087 2427525

Email: catriona@kehoeproperty.com

Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: info@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. PRA No. 002141

