

FOR SALE

AMV: €135,000

File No. d821.BF



14 Hazelwood, Bridgetown, Co. Wexford

- **Attractive 2 bedroomed two-storey mid-terraced residence located in the village of Bridgetown within walking distance of all amenities. Bridgetown is a bustling village with shops, pubs, garage, pharmacy, hair salon, take-away, post office and medical centre.**
- **Regular bus services to Wexford Town. The picturesque fishing village of Kilmore Quay with its fabulous marina and sandy beach is less than 10 minutes' drive away. Walking distance of the local Secondary School and bus stop outside the development for the local Primary School in Kilmore.**
- **14 Hazelwood would make an ideal starter home, investment property or holiday home within walking distance of excellent village amenities and less than 10 minutes' drive from the fabulous Wexford Coastline, numerous sandy beaches and the picturesque fishing village of Kilmore Quay.**
- **To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393**



**Kehoe
& ASSOC.**

14 Hazelwood, Bridgetown, Co. Wexford

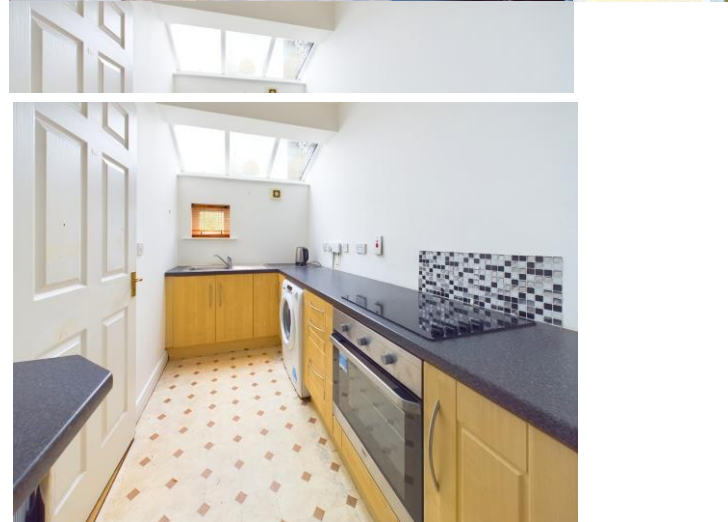
Description: Attractive 2 bedroomed two-storey mid-terraced residence located in the village of Bridgetown within walking distance of all amenities. Bridgetown is a bustling village with shops, café, pubs, garage, pharmacy, hair salon, take-away, post office and medical centre. Regular bus services to Wexford Town. The picturesque fishing village of Kilmore Quay with its fabulous marina and sandy beach is less than 10 minutes' drive away.

The local secondary school Bridgetown Vocational College is a short stroll away and there is a bus stop outside the development for the local primary school in Kilmore. There are also some excellent childcare facilities within a couple of minutes' drive and a public play park literally across the street.

This charming property has been well maintained, tastefully decorated and is presented to the market in good condition. The accommodation is well laid with separate kitchen, spacious sitting with door to rear garden, 2 generously proportioned bedrooms and Jack and Jill bathroom. Enclosed rear garden with paved patio area and boiler house/fuel store.

14 Hazelwood would make an ideal starter home, investment property or holiday home within walking distance of excellent amenities and less than 10 minutes' drive from the fabulous Wexford Coastline and numerous sandy beaches.

Early viewing comes highly recommended contact Wexford Auctioneers Kehoe & Associates 053-9144393.





ACCOMMODATION

Entrance Hallway	4.27m x 1.70m	Laminate floor and understairs hotpress with dual immersion.
Kitchen	3.55m x 1.75m	With fitted units, electric hob, oven, fridge freezer, washing machine and breakfast bar.
Toilet	1.51m x 1.37m	With w.c. and w.h.b.
Sitting Room	3.59m x 3.58m	With open fireplace, laminate floor and door to outside.
<i>First Floor</i>		
Bedroom 1	3.59m x 3.04m	With door to Jack & Jill bathroom.
Bathroom	2.96m x 1.58m	Bath with electric shower over, w.c., w.h.b. and part tiled walls.
Bedroom 2	3.59m x 2.26m (ave)	

Total Floor Area: c. 59.64 sq.m. (c. 641.96 sq.ft.)





Features

- Charming 2 bedroomed home
- Convenient village location
- Walking distance all amenities
- 10 minutes' drive to beaches and Kilmore Quay

Outside

- Ample communal parking
- Enclosed rear garden
- Paved patio area
- Boiler house/fuel store

Services

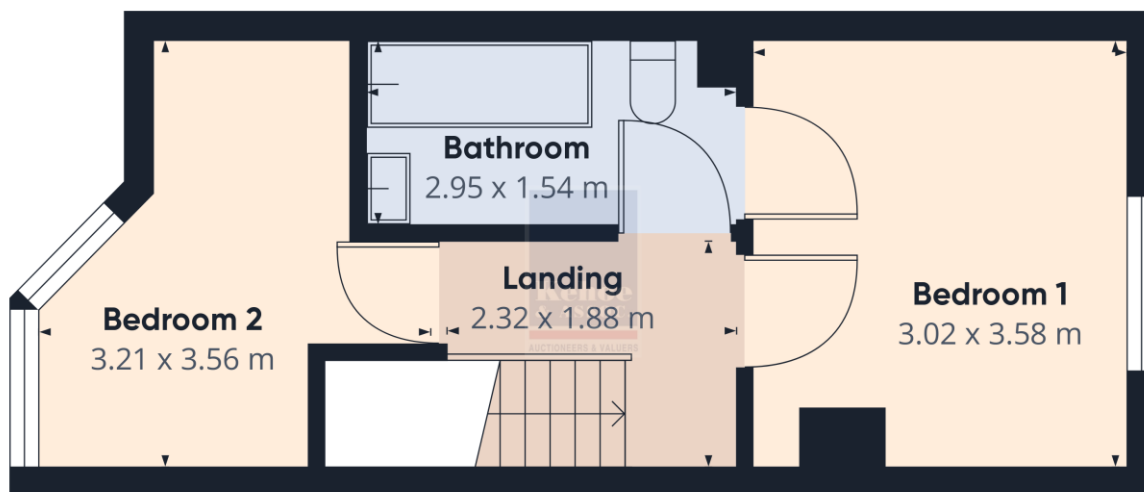
- Mains water
- Mains electricity
- Mains drainage
- OFCH

NOTE: All carpets, curtains, blinds, light fittings, hob, oven, fridge freezer and washing machine are included in the sale.

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

DIRECTIONS: Eircode Y35TV77





Approximate total area⁽¹⁾
25.79 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 1

Building Energy Rating (BER): D1 BER No. 101232577

Energy Performance Indicator: 243.69 kWh/m²/yr

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

Selling Agent: Bernie Farrell

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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