

FOR SALE

AMV: €295,000

File No.D847 .CWM



8 Elderwood, Castlebridge, Co. Wexford Y35 R972

- Exceptional 4 bed family home presented in exceptional condition, built in 2005, vacant and ready to occupy.
- No. 8 Elderwood is situated in a much sought-after development within walking distance to all amenities including schools, creche, church, pharmacy, restaurants, shops, post office, pubs, etc.
- Ideally located in Castlebridge Village with easy access to the M11 Motorway connection at Oylegate.
- Accommodation extends to c. 114 sq.m. Which briefly comprises of an entrance hallway, sitting room, kitchen/dining room, utility room, guest w.c., 4 bedrooms (master en-suite), family bathroom & hot-press.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

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Elderwood features a distinguished development of exceptional residences conveniently situated within a short walk from the vibrant village of Castlebridge and just 5 km from Wexford Town. A reputable development in Castlebridge, this beautiful family home offers easy access to various amenities, including a church, school, pharmacy, restaurants, and pubs, as well as an excellent childcare facility within the development itself. There is an hourly bus service to Wexford Town. Additionally, Curraclloe is a quick car journey away.

No. 8 Elderwood stands out as a bright and well-appointed semi-detached, four-bedroom home. The home's spacious and thoughtfully designed layout is perfect for family living across two floors. No. 8 was built in 2005 extending to c. 114 sq.m. available for immediate occupancy.

The gardens are neatly laid to lawn, secure and enclosed, making them perfect for children. A carport is available for parking at the front.

If you desire a residence within a five-minute drive of both Wexford Town and stunning sandy beaches, this property is a must-see.

Viewings are strictly by appointment through the sole selling agents; please contact Kehoe & Assoc. at 053 9144393 or info@kehoeproperty.com





ACCOMMODATION

Entrance Hall	3.83m x 1.62m	Tiled flooring, space for coat rail, under stairs storage close.
Sitting Room	4.58m x 3.91m	Timber laminate flooring, dual aspect with large bay window overlooking front driveway and window overlooking side pathway. Feature fireplace with open fire and granite tiled and marble surround, tv points and electric points.
Kitchen/Dining Room	5.66m x 4.34m	Tiled flooring, floor and eye level cabinets with ample worktop space and tiled splashback, dishwasher double oven with Zanussi electric hob and extractor fan overhead, free standing Belling fridge freezer, dual aspect with window overlooking rear garden, French doors leading out to south easterly facing garden. Door leading through to.
Utility Room	3.16m x 1.67m	Tiled flooring, utility counter worktop space, dryer and washing machine and space for under counter freezer, door leading to rear garden. Door leading to
<i>Door leading to:</i> Guest Bathroom	1.64m x 1.38m	Tiled flooring, floor to ceiling tile surround, w.h.b. and w.c.
<i>Timber carpeted staircase from Entrance Hall to:</i>		



ACCOMMODATION

First Floor

Landing Area	4.90m x 1.17m	Carpeted flooring throughout. Hatch to attic. Door to hot-press with insulated water tank, insulated dual fuel immersion and ample storage space.
Master Bedroom	4.57m x 3.35m	Timber laminate flooring throughout, built in treble bay wardrobe, large window overlooking front of house.
En Suite	1.93m x 1.64m	Tiled flooring, floor to ceiling tile surround, glass enclosed shower, electric Triton T90z shower, w.h.b and w.c.
Bedroom 2	4.59m (max) x 2.78m	Tongued and grooved flooring throughout, double bay wardrobe, large window overlooking rear garden.
Bedroom 3	3.65m x 3.09m	Tongued and grooved flooring, double bay built in wardrobe, large window overlooking front of house.
Bedroom 4	3.99m x 2.65m	Carpeted flooring, window overlooking front of house.
Family Bathroom	2.43m x 1.95m	Tiled flooring, floor to ceiling tiled surround, bath with shower head and bi-folding glass door, w.h.b with mirror and lighting overhead and w.c..

Total Floor Area: c. 114 sq.m. / c. 1,227 sq. ft.





Features

- Built in 2005
- Extending to c.114 sq.m.
- 4 Bedrooms, 3 Bathrooms
- Walking distance to all Village amenities

Outside

- Sheltered car port
- South easterly facing rear garden
- Footpath surround
- Ample communal parking

Services

- Mains water
- Mains drainage
- Oil fired central heating
- Broadband available

Management Fee: Annual Management Fee €275.00 to include Professional fees solicitors, engineers, etc, Ground maintenance & landscape, General external repairs, Public liability insurance, D & O insurance, Audit and annual returns, Administration charges, Debt collection fees, Data record storage, Secretarial fees, Sewage treatment and power bill.

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Directions: Eircode: Y35 R972





Building Energy Rating (BER): C2 BER No. 118149905
Energy Performance Indicator: 183.27 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



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