

# FOR SALE

AMV: €395,000

File No.D981 .CWM



## 2 Churchtown Court, Kilrane, Co. Wexford Y35 RY24

- Situated in Churchtown Court a small and distinguished development built in 2007.
- The property is semi-detached with four-bedrooms and three bathrooms, extending to 127 sq.m.
- Presented in excellent condition carefully maintained by one owner as a much-loved holiday-home
- The accommodation features entrance hall, sitting room, Kitchen/ Dining/living area, utility room, guest bathroom, 4 bedrooms (one en suite), family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

## 2 Churchtown Court, Kilrane, Co. Wexford Y35 RY24

Built in 2007, this semi-detached home boasts four bedrooms and three bathrooms, encompassing approximately 127 sq.m. Located in the sought-after "Churchtown Court" which is a small private and distinguished development and only fifteen minutes from Wexford Town.

It is ideally situated in Kilrane Village, just 2km from the Rosslare Europort offering regular sailings to the UK, France, and Spain and a mere 10-minute drive from Ireland's top holiday destination at Rosslare Strand.

The accommodation includes an entrance hallway, living room, kitchen / dining room, utility room, upstairs there are four bedrooms (including a master en-suite), and a family bathroom.

Rosslare Harbour, a rapidly evolving port, provides a beach, coastal walks, a supermarket, bank, post office, primary school, pharmacy, church, hairdresser, and numerous amenities. With excellent golf courses available at St. Helen's in Kilrane and Rosslare, golf enthusiasts will find this location particularly appealing.

The front grounds include a cobble lock driveway offering parking for two cars, complete with a substantial storm porch. The rear garden is enclosed with a western facing patio and a storage shed

The property is presented in excellent condition, making it ideal for first-time buyers, retirees, or rental investors.

Early viewings are strictly by appointment only with the sole selling agents. Please contact Kehoe & Associates at [053 9144393](tel:0539144393) for arrangements

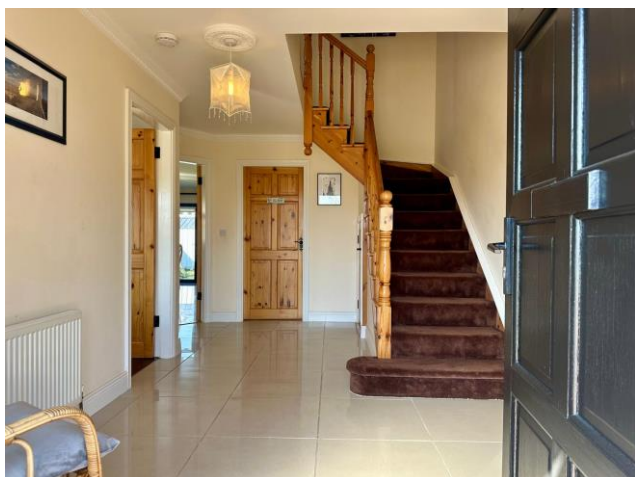




## ACCOMMODATION

Entrance Hall	5.08m x 2.75m	Tiled flooring throughout. Coving and ceiling rose, alarm, electric plug points, storage space under staircase.
Sitting Room	5.19m x 3.65m	Semi solid timber floors, feature bay window overlooking front driveway, open fire with granite tile and timber surround, tv point and electrical points. Broadband available.
Kitchen/Dining/Living Area	6.19m x 3.66m	Tile flooring throughout. the kitchen is fully fitted with floor and eye level cabinets, ample worktop space with tiled splashback, double stainless steel sink with drainer and window overhead overlooking side passage, Belling electric oven , Belling four ring electric hob with extractor fan overhead, Nordmende dishwasher, Liebherr under counter fridge, counter breakfast counter space, dining area with tv points and electric points, French doors leading out to rear garden which is in lawn and has a patio area to the rear capturing the sunny aspect.
Utility Room	2.75m x 2.09m	Tiled flooring throughout, fitted floor level cabinets and tall press, ample worktop space, heating control point, Nordmende washing machine and Hotpoint under counter freezer. Door leading to rear garden.
Guest Bathroom	2.786m x 1.36m	Tiled flooring, w.h.b. with tiled splashback and w.c., ample space for coat hanging.

*Timber carpeted staircase leading to:*





## **ACCOMMODATION**

### ***First Floor***

Landing	2.53m x 2.30m	Carpeted flooring with hatch to attic, coving, ceiling rose, door leading to hot-press with insulated water tank and ample shelving space.
Master Bedroom	4.20m x 3.64m	Carpeted flooring throughout, large window overlooking rear garden and electric point. Door leading to
En suite	2.47m x 1.17m	Tiled flooring, enclosed shower with T90si, tiles floor to ceiling, w.h.b with tiled splashback, mirror overhead and w.c.
Bedroom 2	3.64m x 3.61m	Carpeted flooring throughout. large window overlooking front driveway and common green area.
Bedroom 3	3.57m x 2.74m	Carpeted flooring throughout, window overlooking rear garden.
Bedroom 4	3.35m (max) x 2.73m	Carpeted flooring, window overlooking front driveway and common green area.
Family Bathroom	2.49m x 1.85m	Tiled flooring, bath with tile wall surround, shower head faucet, w.h.b. with tiled splashback and mirror overhead, w.c.

**Total Floor Area: c. 127 sq.m / 1,367 sq.ft**







## Features

- Built in 2007
- Semi-detached 4 bedrooms, 3 bathrooms
- Extending to 127 sq. m
- One holiday-home owner

## Outside

- Cobble lock driveway with 2 car parking spaces
- Footpath surround
- Side passage way enclosed.
- Rear garden in lawn with ample south westerly light direct to the stone patio
- Adman steel shed

## Services

- Mains water
- Mains drainage
- OFCH
- Fibre broadband
- Alarm

**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 RY24







**Building Energy Rating (BER): C2 BER No. 118353150**  
**Energy Performance Indicator: 129.52 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**

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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. PRSA No. 002141