

# FOR SALE

AMV: €229,000

File No.d950. LM



## 10 Barley Court, Castlebridge, Wexford

- Situated only 7 km from the fabulous Blue-Flag beach at Curracloe and the Raven Forest Nature Reserve.
- Excellent large 3 bed home extending to c. 117.38 sq m / 1,263 sq.ft, in this courtyard style development with off street parking.
- Off street parking for one car, and additional parking in the common area.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe  
& ASSOC.**



## 10 Barley Court, Castlebridge, Wexford

Kehoe and Associates are pleased to bring No 10 Barley Court, Castlebridge, to market for sale. This imposing 3-bed / 3-bath terraced home is well located nestled into the corner of this stunning courtyard style development located right in the centre of the most sought after village of Castlebridge. Located a mere 7km from the sandy, 'Blue Flag' beach at Curracloe, the newly opened Ravenport Resort Hotel and the picturesque Raven Point wood walking trail which offers 10k of stunning woodland and seaside walks.

Castlebridge offers superb amenities and is serviced by a local link bus to Wexford town centre which is only 5 km away. The village offers a popular primary school whilst the local town offers an abundance of secondary schools and also the South East Technological University. The village of Castlebridge features a wonderful pharmacy and GP practice, a super market, bars, eateries and a service station. The property offers easy access to the N11 & M11 national road network and connectivity is seamless to Wexford town which has every public transport link to Dublin City.

No.10 Barley Court comes to the market in good condition. The accommodation is laid out over 3 floors. This home is ready for immediate occupation. Acc comprises of an entrance hallway with large guest toilet, large family open plan dining room which opens into the kitchen with extensive fitted units, utility room and hot press are located off the kitchen. A staircase leads to the first floor which offers a very spacious living room with 'Juliet balcony' and a very useful storage room, there is also one bedroom at this level with a floor to ceiling window. The staircase then leads to the third floor which offers, two double bedrooms - master ensuite and a main bathroom.

No.10 Barley Court is ready for immediate occupation and would be suitable for a wide range of purchasers. Viewing comes highly recommended.









## ACCOMMODATION

Entrance Hallway 4.4m x 1.9m

Dining Room 3.8m x 3.2m

Kitchen 3.0 m x 2.6m

Utility Room & Hotpress 3.0 m x 1.4m

Guest. W.C. 1.89m x 1.9m

### ***First Floor***

Landing

Living Room 5.5m x 4.28m (max)

Storage Room 2.47m x 1.0 m

Bedroom 3 3.10m x 2.69m

### ***Second Floor***

Landing 4.25m x 2.30m

Bedroom 2 4.41m x 2.35m

Master Bedroom 4.32m x 3.48m (max)

Ensuite 2.27m x 1.10m

Family Bathroom 2.69m x 2.33m

Lino floor, understairs storage and staircase to first floor.

Lino floor and archway into:

Lino floor, floor and eye level units, dishwasher, electric oven, hob, extractor fan, stainless steel splackback, fridge freezer and stainless steel sink.

Lino floor, floor and eye level units, countertop space, washing machine. With dual immersion.

Lino floor w.c. and w.h.b.

Staircase to second floor.

Door to viewing balcony.

Built-in wardrobe unit.

W.c., w.h.b., Shower stall with Triton t90z electric shower.

Lino floor, w.c., w.h.b. and bath with mixer taps.

**Total Floor Area: c. 117.38 sq.m. / c. 1,263 sq.ft.**



### Features

- Spacious accommodation
- Excellent location
- Off street parking
- Maintenance free façade

### Outside

- Off-street parking
- Additional visitor parking
- Village centre location
- Walking distance to all local amenities
- Viewing balcony overlooking courtyard
- West Facing

### Services

- Mains water
- Mains drainage
- Electric heating
- Fibre broadband available
- ESB

**NOTE:** The management fee is €1,000 per annum and includes building insurance.

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

**DIRECTIONS:** Eircode: Y35 WY79. 'For Sale' sign

**Building Energy Rating (BER): C2 BER No. 118272467**

**Energy Performance Indicator: 178.35 kWh/m<sup>2</sup>/yr**

**VIEWING:**

Strictly by prior appointment with the sole selling agents.

**Selling Agent: Louise Morton**

**Contact No: 087 3904999**

**Email: [louise@kehoeproperty.com](mailto:louise@kehoeproperty.com)**

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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

