

FOR SALE

AMV: €360,000

File No. D974.CWM



73 Morriscastle Village, Kilmuckridge, Co. Wexford Y25 FR66

- **Discover Your Dream Coastal Home: An Elegant Split-Level Detached Residence.**
- **Located only 1.6km from Morriscastle Beach, a Blue-Flag sandy beach renowned for its scenic beauty and recreational opportunities and situated in Kilmuckridge, a vibrant village with a full range of amenities including shops, pharmacy, cafés, and more.**
- **Detached split-level design, offering unique architectural appeal with four bedrooms and three bathrooms.**
- **Built in 2002 extending to c. 122 sq.m. with an enclosed south facing rear garden with a lovely sunny aspect perfect for outdoor dining.**
- **The accommodation briefly comprises entrance hallway, sitting room, kitchen/dining room, sunroom, utility room and guest toilet at ground floor level, 2 double bedrooms and bathroom at lower ground floor and 2 double bedrooms (one ensuite) at first floor level.**
- **To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393**

73 Morriscastle Village, Kilmuckridge, Co. Wexford Y25 FR66

Discover Your Dream Coastal Home: An Elegant Split-Level Detached Residence

Welcome to an exceptionally well maintained split-level detached residence that harmoniously fuses comfort and style. This home is situated in one of the southeast coast's premier residential spots, offering an unparalleled living experience just 1.6km from the renowned Blue Flag Morriscastle Beach. With its 5km stretch of pristine golden sand dunes, this location is a true paradise for beach lovers and those seeking a tranquil coastal lifestyle.

Just a short 2km journey via a footpath to the charming village of Kilmuckridge, you'll find an array of amenities and services designed to cater to both permanent residents and visitors alike. The village, with its quaint charm, offers everything from primary and secondary schools to restaurants and local shops, ensuring everyday convenience and community charm.

This residence, lovingly maintained by its owner, boasts easy to maintain tiles throughout the living quarters and well-proportioned spaces that invite both relaxation and entertainment. The true highlight of the home is the south-facing rear garden, a beautifully landscaped oasis that provides privacy and tranquillity. With its mature boundaries this garden space is perfect for unwinding or hosting gatherings. Its southerly aspect ensures it is bathed in sunlight throughout the day, providing a warm and inviting environment year-round.

The home's design incorporates a generously sized cobble lock patio, accessible through elegant French doors from the sunroom and second access point from the kitchen-dining area. This spot is ideal for alfresco dining and entertaining, promising memorable summer evenings spent with family and friends.

Accommodating your family's needs, this residence features four spacious double bedrooms, including a master suite complete with an ensuite bathroom. Whether you seek a peaceful coastal retreat or a permanent family home, this property encapsulates the best of both worlds and is truly a must-see.

To learn more or to arrange a viewing, contact the sole selling agents, Kehoe & Associates, at 053 9144393 or email info@kehoeproperty.com



ACCOMMODATION

Entrance Hall	3.86m x 1.85m	Tiled flooring throughout. broadband point, electric points. Door leading to
Sitting Room	4.37m (max) x 3.86m	Tiled flooring, two windows overlooking front garden, open fireplace with elevated hearth and gas point to install a gas fire.

Front Central Hallway, door leading to

Open Plan	5.67m (max) x	Tiled flooring throughout, from the dining area, double French doors leading down to the south facing patio, fully fitted kitchen with floor and eye level cabinets, stainless steel sink and drainers with tiled splashback, dishwasher, breakfast counter area with ample storage underneath and tiled splashback, Zanussi built in electric oven with a four-ring electric hob and extractor fan overhead. Three steps down to
Kitchen/Dining Room	3.67m (max)	

Sunroom	3.29m x 2.57m	Dual aspect light, double French doors leading out to separate patio areas and garden, alcove pine overhead with recess lights.
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From Kitchen area, door leading to:

Utility Room/Back Door	2.47m x 1.40m	Tiled flooring throughout, plumbed with Indesit washing machine and space for dryer, hatch to attic overhead. Door to
Guest Bathroom	2.46m x 0.87m	Tiled flooring, w.h.b with tile splashback and mirror overhead w.c. and wall mounted gas burner.

Staircase leading to the upper:

FIRST FLOOR

Landing	1.82m x 1.67m (max)	Carpeted flooring, door to Hot-press with dual fuel immersion and ample storage space.
Master Bedroom	3.86m x 2.94m	Tongued and grooved flooring throughout, window overlooking front gardens. Door leading to.
Generous En Suite	2.88m x 1.93m	Tiled flooring throughout, w.h.b with tiled splashback w.c., enclosed shower with Triton T90z electric shower with tiled surround.
Bedroom 2	3.97m x 2.51m	Tongued and groove flooring window overlooking south facing garden.





ACCOMMODATION

From central landing area, staircase down to:

Landing	2.50m (max) x 1.83m (max)	Carpeted flooring throughout.
Bedroom 3	3.28m x 2.88m	Carpeted flooring, built in wardrobes, window overlooking private front garden.
Bedroom 4	3.97 x 2.49m	Carpeted flooring, built in wardrobes, window overlooking rear garden.
Family Bathroom	2.87m x 1.90m	Tiled flooring, bath with tile surround and wall mounted shower head from bath faucet, w.h.b. with tiled splashback and lighting overhead, w.c., privacy glazed window overlooking from garden.

Total Floor Area: c. 122 sq.m / 1,313 sq.ft.





Features

- Built in 2002
- Extends to c. 122 sq.m.
- 4 double bedrooms, three bathrooms
- Split level house

Outside

- South facing rear garden
- Private & sheltered patio area
- Mature boundary trees and planting
- Ample parking
- Private pitch & putt course
- Gated community

Services

- Private water
- Private treatment plant
- Gas fired central heating
- Mains electric

Management Fees: €1,030 p.a. including annual services and sinking fund. Services include water & treatment plant maintenance, gated community maintenance, common area insurance and common area garden maintenance. The refuse bins and building insurance is the householder responsibility.

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: Y25 FR66

Building Energy Rating (BER): D2 BER No. 118457423
Energy Performance Indicator: 267.86 kWh/m²/yr

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

Sales Agent
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