

# FOR SALE

AMV: €398,000

File No. d969.BF



## 9 St. Ibar's Villas, Castlebridge, Wexford

- Spacious detached dormer style bungalow in this most convenient village centre location with stunning views of the Slaney Estuary. Within walking distance of excellent amenities, close to many fabulous beauty spots. 5 minutes' from Wexford Town, 10 minutes from Curracloe Beach and less than 15 minutes from the M11 at Oilgate.
- The property has been recently upgraded with solar PV panels, external wall insulation, new central heating boiler and double glazed uPVC windows. Tastefully decorated in an attractive neutral pallet and presented to the market in mint condition throughout.
- Standing on its own private site extending to 0.14 hectares/0.34 acres all beautifully landscaped and meticulously maintained.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe  
& ASSOC.**

## 9 St. Ibar's Villas, Castlebridge, Wexford

**Description:** Spacious detached dormer style bungalow in this most convenient village centre location with stunning views of the Slaney Estuary. Castlebridge Village offers a host of excellent amenities including primary school, shops, pubs, restaurants, pharmacy, barber shop, beautician and community centre. Local beauty spots including the fabulous sandy beach at Curracloe, Raven Point Nature Reserve, Wexford Wildfowl Reserve and beautiful waterfall walk at Eden Vale are all within 10 minutes' drive of the property. Wexford Town is approximately 5 minutes away and access to the M11 at Oilgate is less than 15 minutes' drive.

The property has been recently upgraded with solar PV panels, external wall insulation, new central heating boiler and double glazed uPVC windows. Tastefully decorated in an attractive neutral pallet and presented to the market in mint condition throughout. Offering spacious and flexible family accommodation with two generously proportioned reception rooms, kitchen, 4 double bedrooms, play room/5th bedroom, home office/study, bathroom, 2 shower rooms, 1 toilet, laundry room and utility/boot room.

Standing on its own private site extending to 0.14 hectares/0.34 acres all beautifully landscaped and meticulously maintained. Garden to the front with tarmac drive and paved rear yard offering ample off-street parking. Enclosed garden to the rear with extensive patio area perfect for outdoor dining or an evening barbeque. The garden is nicely planted with a carefully chosen collection of flowering shrubs, ornamental trees and an attractive ornamental pond. For any gardening or DIY enthusiast this property comes complete with well-appointed potting shed with lights and power sockets, workshop/garden shed and outdoor water taps and power sockets in both front and rear gardens.

This detached village center property would have much to offer any growing family. Early viewing comes highly recommended contact Kehoe & Associates on 053-9144393.







## **ACCOMMODATION**

### ***Ground Floor***

Entrance Porch 2.39m x 1.50m

Entrance Hallway 6.60m x 0.93m

Sitting Room 4.80m x 4.43m

Utility / Laundry Room 4.47m x 2.71m

Storage / Boot Room 3.31m x 2.80m

Playroom / Bedroom 5 4.55m x 2.13m

Shower Room 2.54m x 1.55m

Shower Room 2.51m x 1.58m

Kitchen / Dining Room 6.50m x 3.14m

Living Room 6.15m x 4.52m

Excellent range of storage closets and hotpress.

With excellent range of built-in storage presses, sink unit, plumbing washing machine, tiled floor and door to outside.

With tiled floor.

With laminate floor.

Tiled shower stall, vanity w.h.b. and w.c.

Fully tiled, shower stall, w.h.b., w.c. and heated towel rail.

With excellent range of built-in floor and eye level units, 5-ring electric hob, double oven, extractor, dishwasher, washing machine, part tiled walls, tiled floor and door to outside.

With feature marble fireplace with slog burner, coving and solid oak floor.









## **ACCOMMODATION**

### ***First Floor***

Landing/ Relaxation/ Reading Area	5.96m x 4.04m	Door to Jack & Jill bathroom.
Bedroom 1	4.40m x 3.31m	With extensive range of sliderobes, solid oak floor and door to Jack & Jill bathroom and dressing area.
Dressing Area	3.72m x 1.57m	
Jack & Jill Bathroom	3.56m x 2.40m	With fully tiled wall, shower stall with electric shower, bath with mixer taps, w.h.b., w.c., RV sheeted ceiling and oak floor.
Bedroom 2	2.35m x 3.60m	With extensive range of built-in wardrobes.
Study	2.63m x 2.86m	With built-in storage press and shelving.
Bedroom 3	2.50m x 2.75m	With built-in storage presses.
Bedroom 4	3.77m x 2.74m	With laminate floor.
Toilet	2.75m x 0.92m	With vanity w.h.b., w.c., and laminate floor.

**Total Floor Area: c. 252 sq.m. ( c. 2,712 sq.ft.)**





## Features

- Excellent family accommodation
- Convenient village center location
- Walking distance all amenities
- Presented in mint condition throughout
- Flexible family friendly layout

## Outside

- Tarmacadam drive
- Paved rear yard
- Extensive patio area
- Ornamental pond complete with goldfish and filter box
- Potting shed and garden shed/workshop

## Services

- Mains water
- Mains electricity
- Mains drainage
- OFCH
- Solar PV panels
- Zappi EV point

**NOTE:** The sale is inclusive of all carpets, blinds, curtain poles, light fittings, 5 ring hob, extractor, Bosch double oven, dish washer and 2 x washing machines. All curtains, the tumble dryer and fridge in the laundry room and the electric stove in the sitting room are expressly excluded from the sale .

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

**DIRECTIONS:** Eircode Y35AX67









Floor 0



**Approximate total area<sup>m</sup>**  
130.2 m<sup>2</sup>

**Reduced headroom**  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**  
..... Below 1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



**Building Energy Rating (BER): B3 BER No. 113456313**  
**Energy Performance Indicator: 140.8 kWh/m<sup>2</sup>/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

