

FOR SALE

AMV: €175,000

File No. E175 .CWM



84 Hazelwood, Bridgetown, Co. Wexford Y35 DT67

- Nestled in the vibrant village of Bridgetown, this pristine three-bedroom mid-terrace home is just a stroll away from shops, cafes, and schools, with easy bus links to Wexford Town and nearby charming Kilmore Quay.
- Immaculately maintained and tastefully decorated, built in 2007 the property extends to c. 87 sq.m.
- Enjoy an enclosed rear garden with a garden in lawn, proximity to excellent childcare and play facilities, and the breathtaking Wexford coastline just minutes away, making it perfect for families and holiday getaways.
- The accommodation comprises of an entrance hallway, kitchen / dining room, spacious sitting room with garden access, guest w.c. Upstairs is a master bedroom with ensuite, two further bedrooms and a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

84 Hazelwood, Bridgetown, Co. Wexford Y34 T212

This pristine three-bedroom mid-terrace residence is situated in the village of Bridgetown, within convenient walking distance of various amenities. Bridgetown is a vibrant village that offers a range of shops, cafes, pubs, a garage, a pharmacy, a hair salon, a take-away, a post office, and a medical centre. Additionally, regular bus services to Wexford Town are available. The charming fishing village of Kilmore Quay, renowned for its beautiful marina and sandy beach, is located less than a ten-minute drive away, the sandy beach at Ballyhealy is 6 kms.

The local secondary institution, Bridgetown Vocational College, is a brief walk from the property, and a bus stop is conveniently positioned outside the development for the local primary school in Kilmore. Furthermore, excellent childcare facilities are just a few minutes' drive away, and a public play park is directly across the street.

This immaculate property has been exceptionally well maintained, tastefully decorated, and is presented in superb condition. The accommodation is thoughtfully arranged, featuring a separate kitchen, a spacious sitting room with sliding doors leading to the rear garden, three bedrooms (one of which is ensuite), and a family bathroom. The enclosed rear garden includes a concrete patio area.

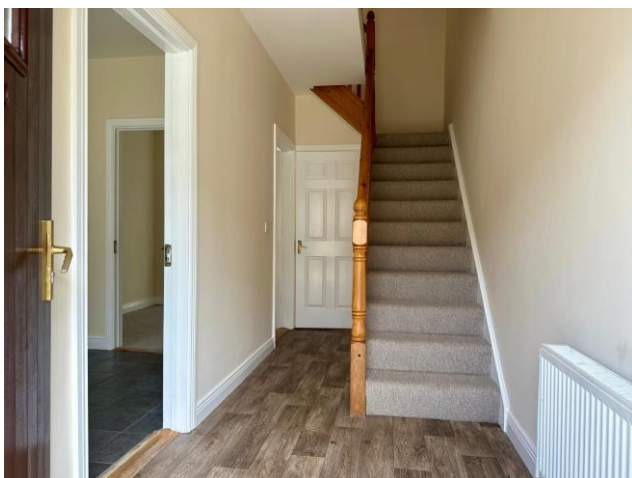
84 Hazelwood would serve as an ideal family home, investment property, or holiday residence, all within walking distance of excellent amenities and less than a ten-minute drive from the stunning Wexford coastline and numerous sandy beaches.

Early viewing of this property comes highly recommended. For further details and appointment to view contact Wexford Auctioneers; Kehoe & Associates on 053 9144393.



ACCOMMODATION

Entrance Hall	4.55m x 1.74m	Vinyl flooring throughout, electric meter box, electric points throughout.
<i>Door through to:</i>		
Kitchen/Dining Room	3.78m x 2.62m	Tiled flooring throughout, fully fitted kitchen with floor and eye level cabinets, ample worktop space with tiled splashback, plug points and tv points., four ring electric hob under extractor fan, Bosch integrated oven, Indesit dishwasher and Hotpoint washing machine, stainless steel sink and drainer under large window overlooking front courtyard area, free standing Nordmende fridge freezer.
Large Living Room Area	5.86m (max) x 4.51m	Carpeted flooring throughout, open fireplace with granite tile surround and timber mantelpiece, electric points and telephone point. Sliding doors to rear garden, south easterly facing with patio area and gardens in lawn, enclosed fencing surround, separate storage room.
Guest W.C.	1.93m x (max) x 1.75m (max)	Lino flooring w.h.b. with tiled splashback, w.c.
<i>Timber carpeted staircase leading to:</i>		





ACCOMMODATION

First Floor

Landing Area	3.17m (max) x 1.83m	Carpeted flooring throughout, hot press with insulated water cylinder and open shelves.
Master Bedroom	4.51m x 2.93m	Carpeted flooring throughout, built in wardrobe and built in dressing station with drawer underneath. Large window overlooking rear garden.
<i>Door to:</i>		
En suite	2.29m (max) x 1.83m (max)	Lino flooring, enclosed shower with Triton T90 s, w.h.b. with tiled splashback with mirror and lighting overhead, w.c.
Bedroom 2	3.41m x 2.50m	Carpeted flooring, large window overlooking front courtyard area, hatch to attic.
Bedroom 3	3.42m x 1.88m	Carpeted flooring, window overlooking courtyard area, electrical points throughout.
Family Bathroom	2.62m (max) x 1.52m	Lino flooring, bath with half wall tile surround, w.h.b with tiled splashback and mirror and lighting overhead and w.c..

Total Floor Area: c. 87 sq.m / 937 sq.ft





Features

- Built in 2007
- Prime Village Location & Amenities
- Mid-Terrace
- 3-bedrooms, 3-bathrooms
- Extending to c. 87 sq.m

Outside

- Enclosed garden to the rear
- Garden in lawn
- Storage Shed
- Communal Parking

Services

- Mains water
- Mains drainage
- OFCH
- Broadband available

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 DT67

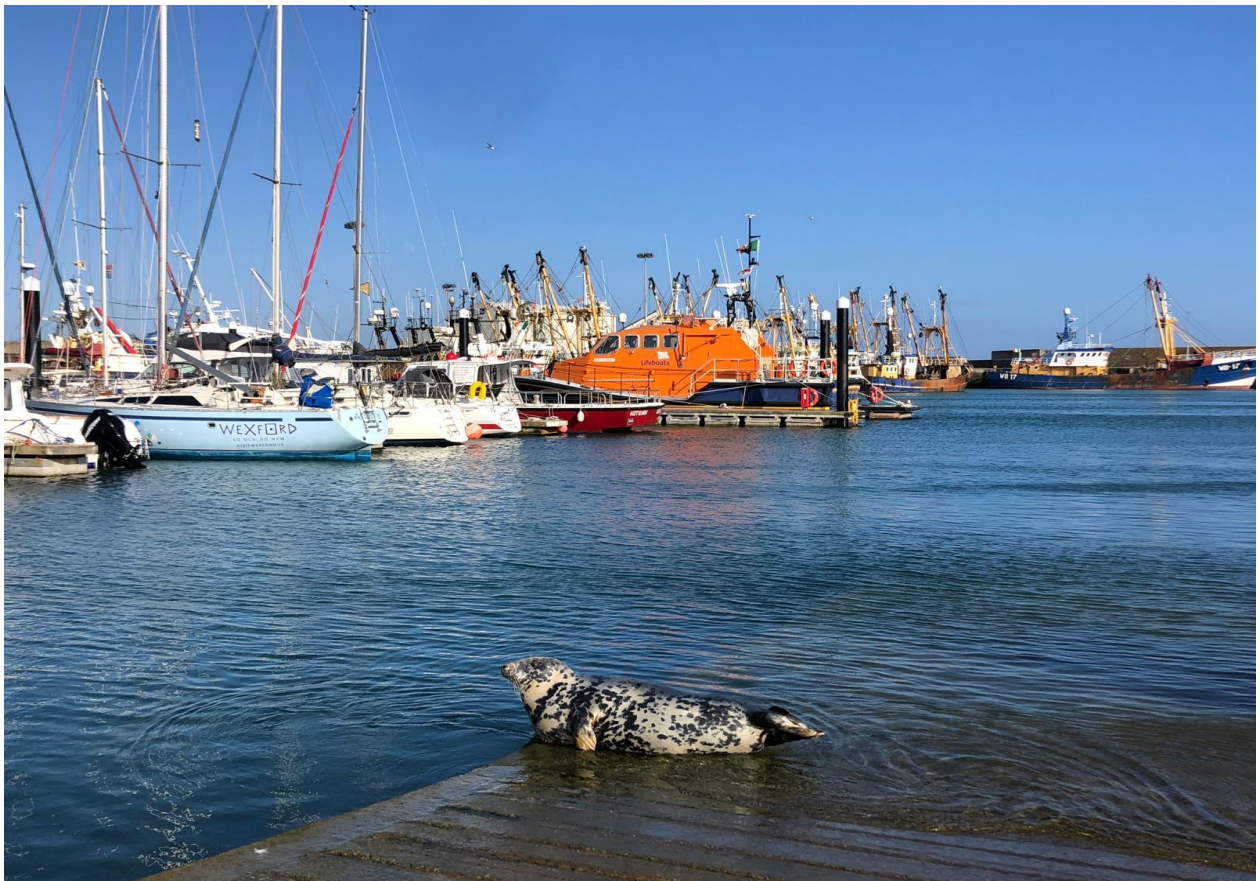




Ballyhealy Beach



Kilmore Quay



Building Energy Rating (BER): C1 BER No. 118648385
Energy Performance Indicator: 150.32 kWh/m²/yr

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

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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