

# FOR SALE

AMV: €150,000

File No. E243.BF



- Well presented, 2 bedroomed end-of-terrace residence located in the village of Bridgetown within walking distance of all amenities. Bridgetown is a bustling village with shops, pubs, garage, pharmacy, hair salon, take-away, post office and medical centre.
- Regular bus services to Wexford Town. The picturesque fishing village of Kilmore Quay with its fabulous marina and sandy beach is less than 10 minutes' drive away. Walking distance of the local Secondary School and bus stop outside the development for the local Primary School in Kilmore.
- 32 Hazelwood would make an ideal starter home, investment property or holiday home within walking distance of excellent village amenities and less than 10 minutes' drive from the fabulous Wexford Coastline.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393

## 32 Hazelwood, Bridgetown, Co. Wexford

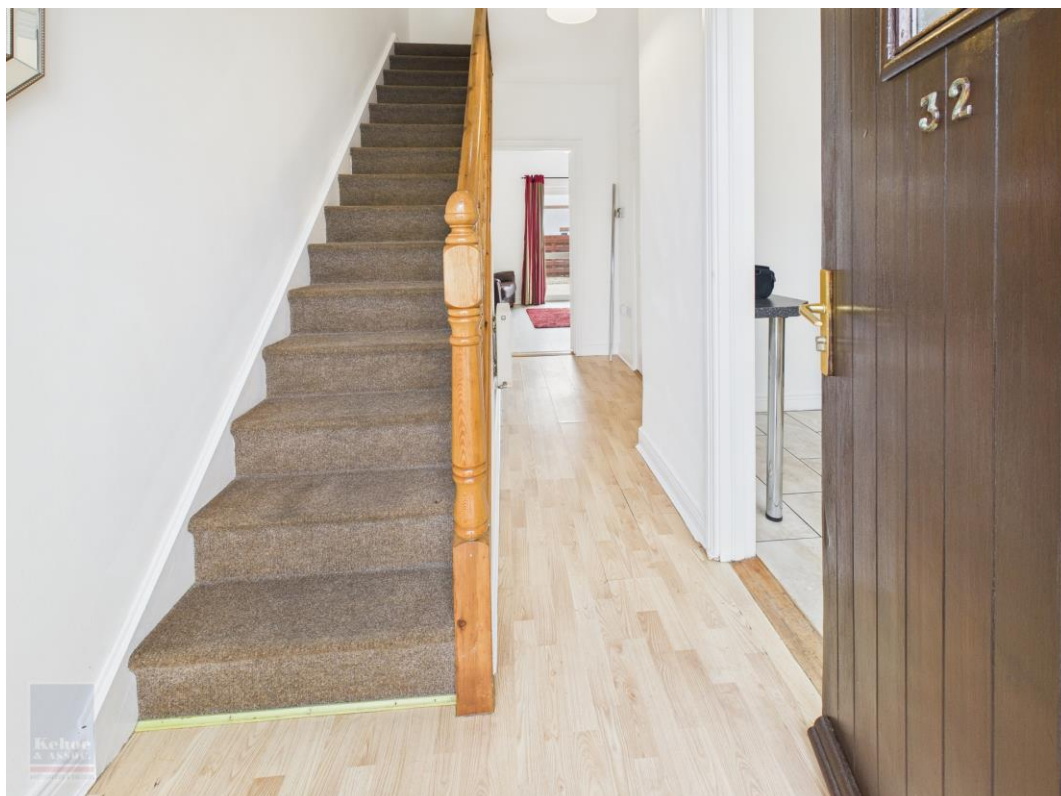
**Description:** Well presented, 2 bedroomed end-of-terrace residence located in the village of Bridgetown within walking distance of all amenities. Bridgetown is a bustling village with shops, café, pubs, garage, pharmacy, hair salon, take-away, post office and medical centre. Regular bus services to Wexford Town. The picturesque fishing village of Kilmore Quay with its fabulous marina and sandy beach is less than 10 minutes' drive away.

The local secondary school Bridgetown Vocational College is a short stroll away and there is a bus stop outside the development for the local primary school in Kilmore. There are also some excellent childcare facilities within a couple of minutes' drive and a public play park literally across the street.

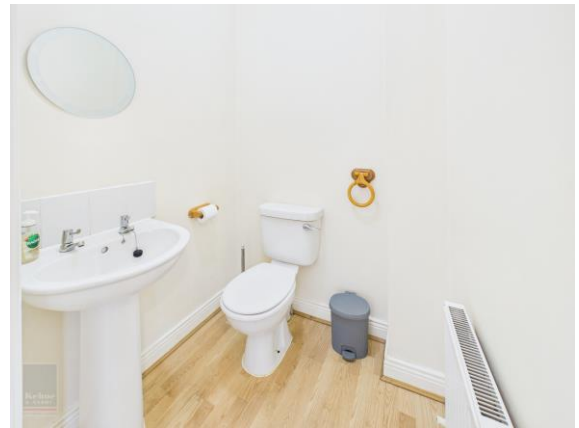
This property has been well maintained, tastefully decorated and is presented to the market in good condition throughout. The accommodation briefly comprises entrance hallway, kitchen, sitting room with door to rear garden and guest toilet at ground floor level with 2 bedrooms and Jack and Jill bathroom at first floor level. Enclosed rear garden with side access, concrete patio area and lovely sunny aspect. Corner site with ample communal parking adjacent.

32 Hazelwood would make an ideal starter home, investment property or holiday home within walking distance of excellent amenities and less than 10 minutes' drive from the fabulous Wexford Coastline and numerous sandy beaches.

Early viewing comes highly recommended contact Wexford Auctioneers Kehoe & Associates 053-9144393.







## **ACCOMMODATION**

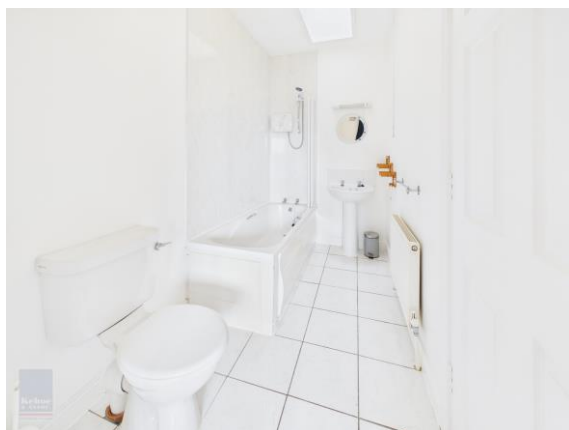
### ***Ground Floor***

Entrance Hallway	4.28m x 1.72m	With laminate floor.
Hotpress		With dual immersion.
Kitchen	3.57m x 1.76m	With built-in floor and eye level units, hob, extractor, oven, washing machine fridge freezer, part tiled walls and tiled floor.
Guest W.C.	1.48m x 1.38m	With wc w.h.b. and laminate floor.
Sitting Room	3.56m x 3.62m	With open fireplace, laminate floor and door to rear garden.

### ***First Floor***

Bedroom 1	3.62m x 3.03m	With laminate floor and Jack & Jill bathroom:
J&J Bathroom		Bath with electric shower over, w.c., w.h.b., Grossfillex wall panelling and tiled floor.
Bedroom 2	3.63m x 2.45m (max)	With laminate floor.

**Total Floor Area: c. 67.54 sq. m. ( c. 727 sq. ft.)**



### Features

- Well presented, 2 bedroomed home
- Convenient village location
- Walking distance all amenities
- 10 minutes' drive to beaches and Kilmore Quay

### Outside

- Ample communal parking
- Enclosed rear garden
- Paved patio area
- Side access

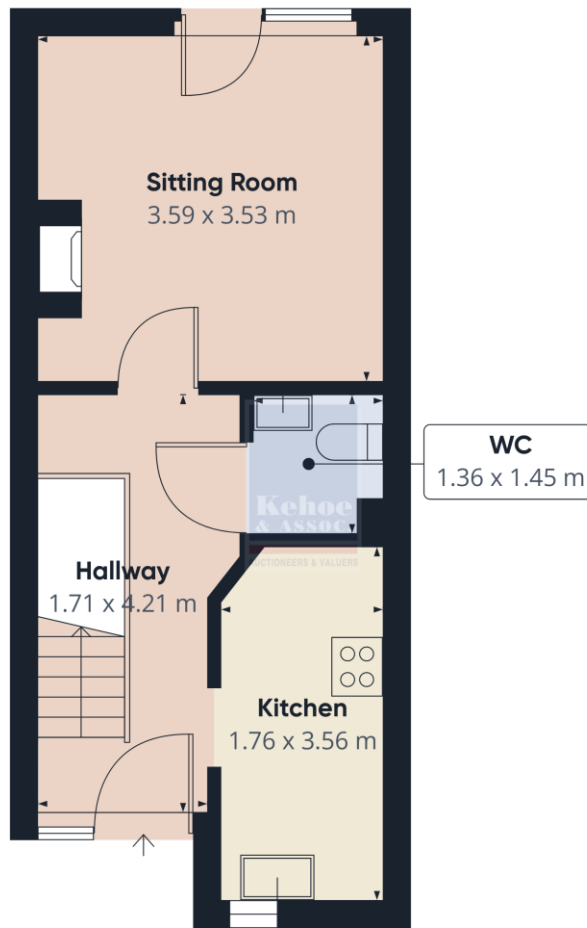
### Services

- Mains water
- Mains electricity
- Mains drainage
- OFCH

**NOTE:** All curtains, blinds, light fittings, hob, oven, extractor, fridge freezer and washing machine are included in the sale.

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

**DIRECTIONS:** Eircode Y35 N921

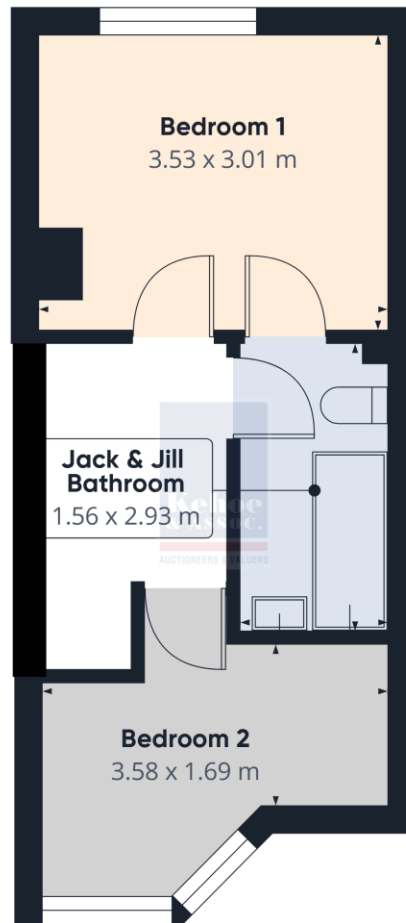


Approximate total area<sup>(1)</sup>  
28.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area<sup>(1)</sup>  
23.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Building Energy Rating (BER): C2 BER No. 118870153**  
**Energy Performance Indicator: 181.33 kWh/m<sup>2</sup>/yr**

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

**Selling Agent: Bernie Farrell**

**Contact No: 0872501492**

**Email: [bernie@kehoeproperty.com](mailto:bernie@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