

FOR SALE

AMV: €310,000

File No. 9927.LM



26 Chapel Wood, Kilmuckridge, Co. Wexford

- Excellent beautifully refurbished family home conveniently located in Kilmuckridge Village and close to 'Blue Flag' beach at Morristcastle.
- A quality home extending to c. 121.76 sq.m. / 1,310 sq.ft.
- Accommodation briefly comprises; entrance hallway, living room, newly fitted kitchen/dining room, utility room, guest w.c., 4 bedrooms (master en-suite) and family bathroom.
- Viewing is strictly by prior appointment with the sole Selling agents only, contact Wexford Estate Agents, Kehoe & Assoc. at 053 9144393



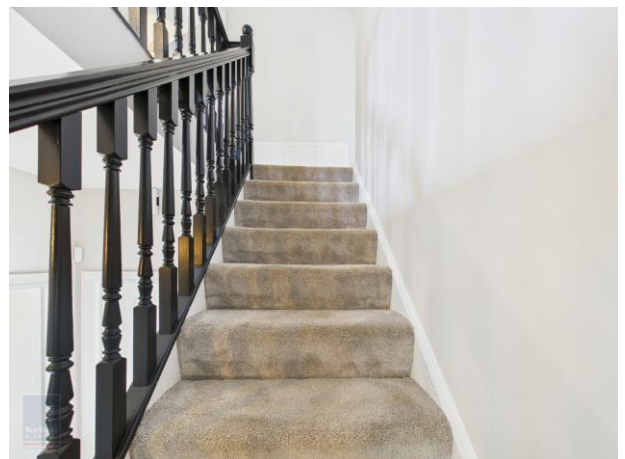
**Kehoe
& ASSOC.**

GENERAL DESCRIPTION:

This is an excellent 4 bed double fronted semi-detached home, situated in the popular Chapel Wood estate. The accommodation is presented in excellent condition throughout. No. 26 Chapel Wood is conveniently located, within easy walking distance of all amenities including church, school, shop, restaurant, hotel, post office, pharmacy, etc. The accommodation is bright and spacious and very well maintained with a very large south westerly facing garden to the rear which has been extensively landscaped, suitable for extension subject to planning permission. No 26 is also most conveniently only 5 minutes' drive from the superb sandy 'Blue Flag' beach at Morristcastle. This wonderful family home is ready for immediate occupation.

To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.





Accommodation

Entrance Hallway	2.10m. x 4.41m	With tiled floor. Stairs to first floor. Storage under stairs.
Living Room	4.21m x 3.74m	Tiled floor, feature fireplace with open fire, t.v. point.
Kitchen/Dining Room	7.95m x 3.19m	Tiled floor, newly fitted kitchen with all high end appliances, floor and wall units, integrated oven & microwave, hob, stainless steel sink unit. Integrated fridge freezer and dishwasher, beautifully tiled splashback. Sliding door to outside – south facing garden.
Utility Room	2.11m x 2.18m	Tiled floor, floor and eye unit, tall cupboard. Coat area. Stainless steel sink unit. Hot press with dual immersion.
Guest W.C.		With w.c., w.h.b., extractor fan and tiled floor.
First Floor		
Landing		Carpeted with attic access. Hotpress off.
Master Bedroom Suite	3.65m x 4.21m	Timber floor. En-suite – w.c., w.h.b., shower stall with electric shower. Tiled floor.
Bedroom 2	4.20m x 3.22m	Timber floor – built in wardrobes.
Bedroom 3	3.36m x 2.29m	Timber floor
Bedroom 4	3.11m x 2.24m	Timber Floor
Family Bathroom	2.58m x 2.20m	With w.c, w.h.b, bath – shower connection above. Tiled floor.

Total Floor Area: c. 121.76 sq. m. (c. 1,310 sq. ft.)







Features

- 4 bed semi - detached property in excellent condition
- Spacious accommodation.
- Walking distance to all amenities in Kilmuckridge Village.
- Close to a wonderful 'Blue Flag' beach
- Double glazing throughout.
- Extensive newly fitted kitchen with top of the range appliances.

Outside

- Stunning sunny rear garden.
- Private enclosed rear garden.
- Large south-westerly corner site
- Side access on one side
- Sandstone Patio
- Pergola x 2
- New Shed
- Privacy fencing

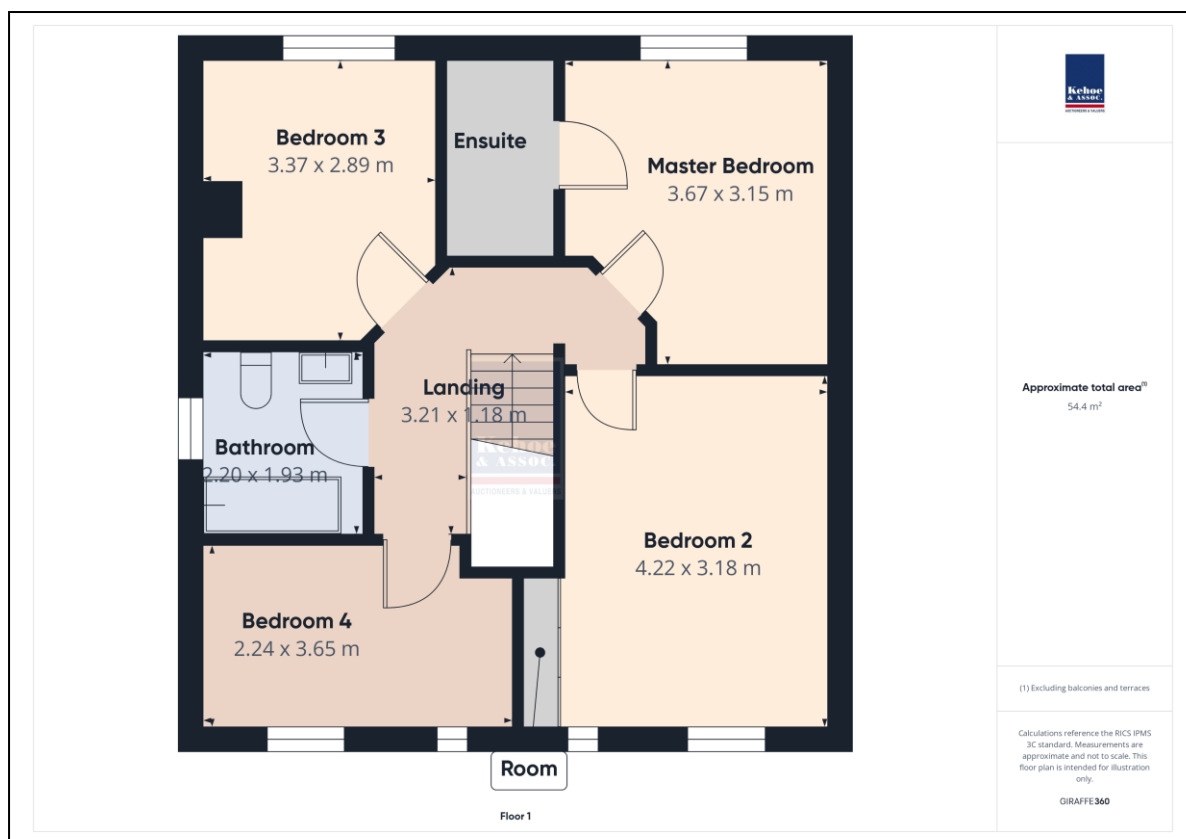
Services

- Mains water.
- Mains drainage.
- OFCH
- ESB.
- Telephone
- Broadband
- Alarm

DIRECTIONS: In Kilmuckridge Village turn at Hammel's Centra Supermarket passing the church on the left-hand side. Proceed up here for a couple of hundred metres and the entrance to Chapel Wood in on your left. Proceed into Chapel Wood, continuing straight ahead and take the first right, the property is on the right-hand side (No. 26) **Eircode Y25 X0X2.**

Blue Flag Beach at Morriscastle





Building Energy Rating (BER): C1 BER No.: 114411366
Energy Performance Indicator: 159.16 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

Selling Agent: Louise Morton
Contact No: 0873904999
Email: louise@kehoeproperty.com

Kehoe & Assoc.,
 Commercial Quay,
 Wexford
 053 9144393
www.kehoeproperty.com
 Email: sales@kehoeproperty.com



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