

# FOR SALE

AMV: €450,000

File No. E306.CM



## 22 The Cloisters, Castlebridge, Wexford

- Impressive 4/5 bedroom detached residence extending to 173 sq. m (1,862 sq. ft.)
- Optional ground floor fifth bedroom / home office, ideal for modern family living
- Recently modernised and presented in excellent condition throughout
- Located in a small, exclusive development of just 24 detached homes
- Professionally landscaped rear garden with patio and open countryside outlook
- Extensive paved driveway, EV charger, side access and parking for multiple vehicles
- Accommodation briefly comprises: Ent Hall, Sitting room, Kitchen/Diningroom, Sunroom Utility, Guest WC, Livingroom/Bedroom 5, Store beneath stairs. 4 bedrooms at 1st floor with master en-suite and family bathroom.
- Early viewing com highly recommended please contact Wexford Auctioneers Kehoe & Assoc. [Sales@kehoeproperty.com](mailto:Sales@kehoeproperty.com) or 053 91 44393



## Location

No. 22 The Cloisters enjoys a prime position within the heart of Castlebridge Village, a highly regarded and well-established residential location. The property is within easy walking distance of all village amenities, including primary school, church, pharmacy, restaurants, café, doctor's surgery and local shops, making it an ideal choice for families and those seeking convenience.

The surrounding area offers an excellent quality of life, with a strong sense of community and an abundance of recreational amenities close by. The renowned Raven Nature Reserve and forest walks are just minutes away, providing scenic walking trails and a haven for wildlife enthusiasts and outdoor lovers alike.

Coastal amenities are also easily accessible, with the Blue Flag Curracloe Beach only a 10-minute drive from the property. Wexford Town and its full range of shopping, schools, restaurants and transport links are also highly accessible, making this an exceptionally well-located home. Close to the entrance of The Cloisters, there is a bus stop with an hourly bus timetable into Wexford Town.



## 22 The Cloisters, Castlebridge, Wexford

No. 22 The Cloisters is a substantial four-bedroom detached home with the option of a fifth bedroom at ground floor level built in 2004. It extends to approximately 173 sq. m (1,862 sq. ft.). The property has been recently modernised and is presented for sale in very good order throughout, with high-quality finishes evident at every turn.

Internally, the accommodation is bright, spacious and well laid out, featuring excellent bathrooms, a modern fitted kitchen, utility room, upgraded flooring and quality built-in wardrobes. The optional ground floor bedroom provides superb flexibility and is ideally suited as a guest bedroom, playroom or home office.

Externally, the property truly excels. The professionally designed rear garden features an extensive patio area, mature trees, shrubs and high-quality planting, creating a private and attractive outdoor space. There is a high-quality Adman steel shed measuring 5m x 3m, side access, and an excellent open outlook to the rear across green fields with mature boundaries. To the front, an extensive paved driveway provides parking for multiple cars and includes an EV charging point, completing this outstanding family home.

If you are searching for a home for sale close to Wexford town, this is an ideal opportunity. We highly recommend viewing.







## ACCOMMODATION

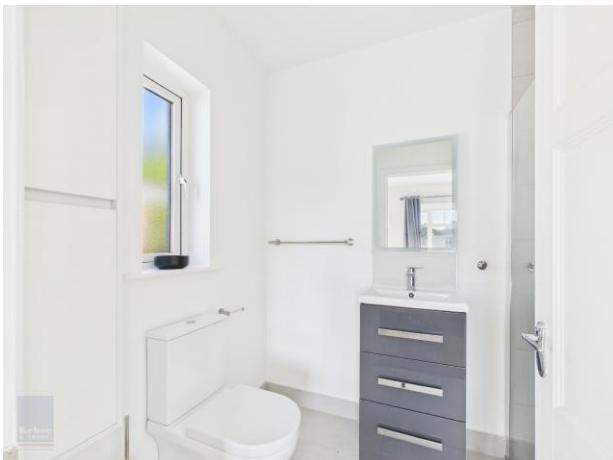
Entrance Hallway	5.55m x 2.10m	With tiled floor, alarm and storeroom beneath stairs.
Sitting Room	4.19m x 4.77m	With feature fireplace, granite hearth and gas inset, tiled floor, bay window to front and double doors to:
Sunroom	3.44m x 3.78m	With tiled floor, sliding door leading to extensive rear garden and designer patio. Archway into:
Kitchen / Dining Room	5.44m x 3.96m (max)	With fitted kitchen, wall and floor units, integrated double oven, hob, extractor fan, dishwasher, tiled floor, breakfast bar area.
Utility Room	2.87m x 1.45m	With fitted wall and floor units, tiled floor and washing machine.
Guest W.C.	1.61m x 1.35m	Tiled floor to ceiling, w.c. and w.h.b.
Living Room / Optional Bed 5	4.48m x 3.87m	

## ***Stairs to First Floor***

Landing area	4.88m x 2.12m	With carpet floor.
Hotpress		With fitted shelving and dual immersion water heater.
Master Bedroom	4.78m x 4.04m (max)	With extensive fitted wardrobes, dressing table, lockers etc.
Ensuite	2.49m x 1.65m	With w.c., vanity with built-in drawers and w.h.b., fitted wall mirror & lighting, large shower cubicle with Triton power shower, heated towel rail, tiled floor, splashback and shower stall.
Bedroom 2	4.11m x 3.42m	With extensive fitted wardrobes, study desk and chair.
Bedroom 3	4.30m x 2.71m	With fitted wardrobes and feature bay window.
Bedroom 4	3.09m x 2.83m	
Family Bathroom	4.17m x 2.53m	With w.c., vanity units with drawers & w.h.b., fitted storage unit, bath with shower connection, separate corner double shower stall with Triton power shower, heated towel rail, tiled floor, shower stall and bath surround.

**Total Floor Area: c. 173 sq. m. (c. 1,862 sq. ft.)**

Adman Steel Shed	5.00m x 3.00m	With roller door, concrete floor, lighting and power. Area for clothes dryer.
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## Features

- Property in excellent condition
- High quality fitted kitchen with electrical appliances
- Private rear with high spec patio area
- Quiet cul-de-sac location
- Ready for immediate occupation
- 10 minutes drive to Curracloe beach and the Raven forest walk.
- 4km to Wexford Bridge and The Riverbank House Hotel

## Outside

- Parking to front for several cars
- Cobblelock driveway
- Private rear garden
- Garden in lawn with multiple shrubs and trees
- Adman Steel Shed
- Extensively designed patio area
- EV Charger

## Services

- Mains water
- Mains drainage
- ESB
- High Speed Broadband
- OFCH
- Fully alarmed

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

**DIRECTIONS:** Eircode Y35 WK80







**Building Energy Rating (BER): C1 BER No. 107305278**  
**Energy Performance Indicator: 173.95 kWh/m<sup>2</sup>/yr**

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



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