

# FOR SALE

AMV: €275,000

File No. E438.CWM



## 200 St. Helen's Village, Kilrane, Co. Wexford Y35 P292

- A perfectly positioned holiday home situated in the well-known St. Helen's Village within a short walk of the beach. The range of amenities on site include a golf course, tennis & basketball courts, children's play area, restaurant & bar.
- From the property you can access multiple walking treks from the St Helens Bay or Bing Bay Beach.
- Only 2 hours from Dublin and 5 minutes from Rosslare Europort.
- Built in 2004 three bedrooms, two bathrooms and extending to c. 79 sq.m
- Accommodation comprises of an entrance hall, open plan living/ dining/kitchen, 3 bedrooms (master en-suite) and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393.



**Kehoe  
& ASSOC.**

## **200 St. Helen's Village, Kilrane, Co. Wexford Y35 P292**

Kehoe & Associates are delighted to present No. 200 St. Helen's Village to the market. Built in 2004, this mature and well-established development is highly sought after for both holiday homes and full-time residences alike. No. 200 is a charming semi-detached bungalow, ideally positioned at the end of a quiet cul-de-sac, offering both privacy and a peaceful setting. The property benefits from a generously sized, south-westerly facing side garden, complete with a patio area that flows seamlessly from the living space—perfect for outdoor dining and relaxation.

To the front, the property enjoys two designated car parking spaces and overlooks a large communal green area. The development's grounds are professionally managed and maintained to an exceptional standard throughout the year, enhancing its overall appeal.



This particular home is presented in excellent condition, having been meticulously maintained by its current owners. It is offered for sale fully equipped, with all appliances included. Recent upgrades include a newly installed stove insert in the fireplace and modern electric heaters, both contributing to improved energy efficiency and comfort.

The accommodation is well laid out and comprises an inviting entrance hall, an open-plan living, dining, and kitchen area, three bedrooms (including a large master with ensuite), and a family bathroom. Additional features include a hot press and a separate utility/storage closet located off the hallway.

It is highly recommended, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.



## ACCOMMODATION

Entrance Hallway            3.86m x 1.57m    Timber laminate flooring throughout, convenient coat hanging rails.

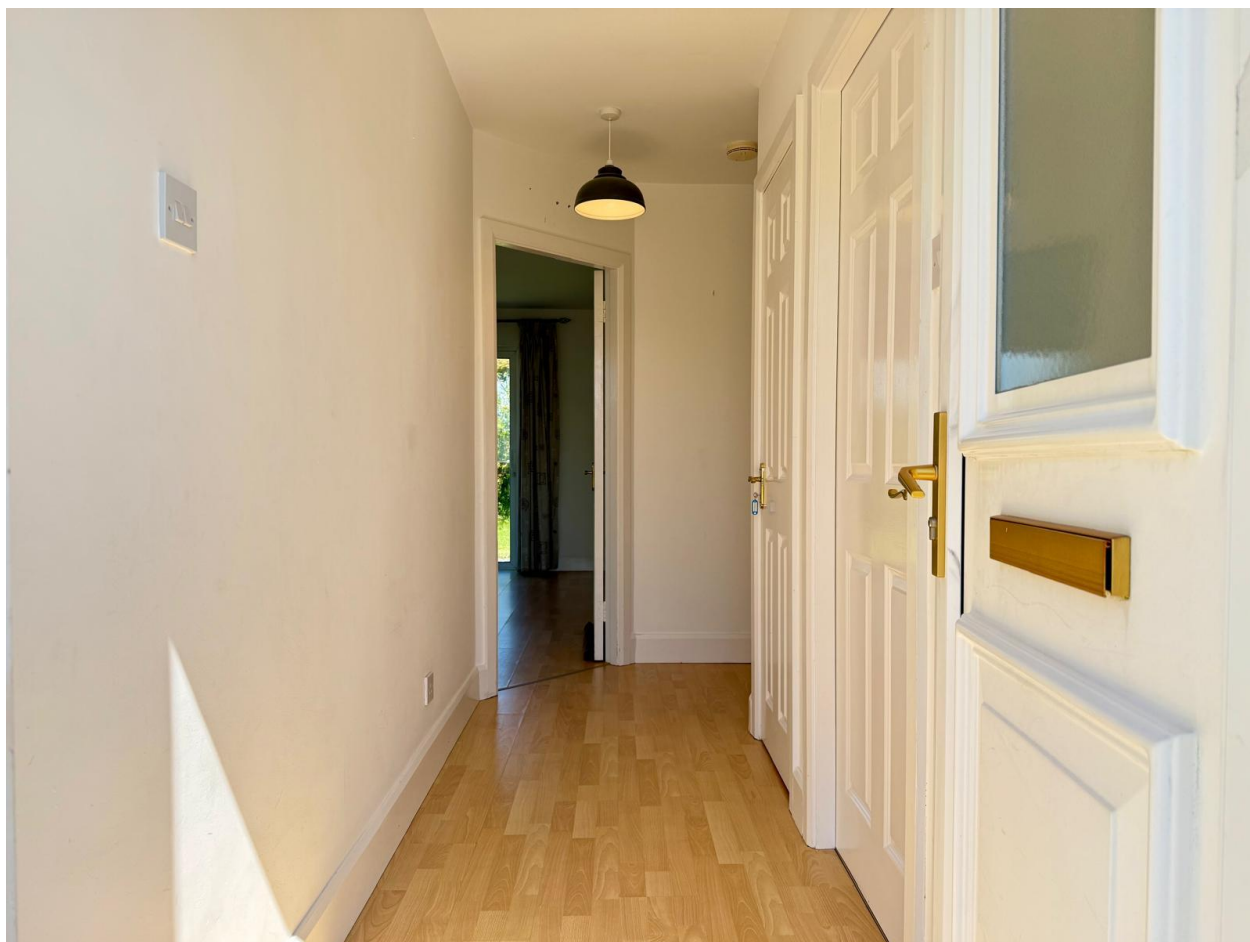
*Door leading through to:*

Open Plan                    7.53m x 3.76m    Timber laminate flooring throughout, the living area has a feature fireplace with an enclosed fire stove and sliding door leading out to the patio area and gardens. Fully fitted kitchen with floor and eye level cabinets, Creda electric oven, Powerpoint four ring electric hob, Indesit dishwasher and free-standing Zanussi fridge freezer, stainless steel sink, tiled splashback and ample worktop space.

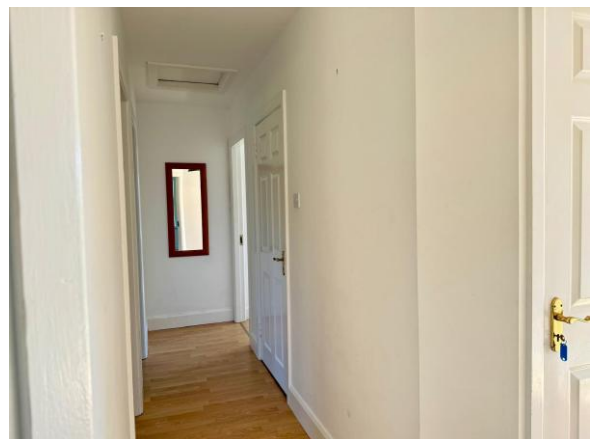
Master Bedroom            4.10m x 3.60m    Timber laminate flooring throughout, treble bay built in wardrobes, large window overlooking rear gardens, ATC newly installed electric heater.

*Door leading through to:*

Ensuite                        2.21m x 1.10m    Tiled flooring, enclosed shower with tiled surround, Triton T90 sr electric shower, w.h.b with tiled splashback and w.c. Creda electric wall mounted heater.







## ACCOMMODATION

Bedroom 2                      3.49m x 2.66m      Timber laminate flooring throughout, double window overlooking front garden and driveway, ATC newly installed electric wall mounted heater.

Bedroom 3                      3.59m x 2.30m      Timber laminate flooring, window overlooking rear garden.

*From central hallway, door to:*

Utility Press                      1.35m x 0.97m      Tiled flooring, Candy washing machine, worktop space, ample storage space.

Hot-press                              Insulated water tank and open shelves.

Family Bathroom                      2.43m x 1.79m      Tiled flooring, bath with overhead shower faucet, tiled surround, w.h.b with tiled splashback and w.c., Creda wall mounted electric heater.

**Total Floor Area: c. 79 sq.m / 850 sq.ft**





## Features

- Built in 2004
- Walking distance to beach & golf club
- Semi-detached bungalow
- Three bedrooms, two bathrooms
- Extending to c. 79 sq.m

## Outside

- Extended large side garden with south westerly aspect
- Private rear patio
- Two car driveway
- Gated community

## Services

- Mains water
- Shared Treatment Plant (soon to be connected to mains)
- Electric Heating
- Broadband

**Note:** Annual Management Company Fees €1,500 per annum to include bins, commons grounds insurance, management fees and grass maintenance all year round. The house is painted outside every 3 years.

**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 P292





**Building Energy Rating (BER): C3 BER No. 118990019**  
**Energy Performance Indicator: 224.62 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**  
**CATRIONA MURPHY**  
**087 2427525**  
**Email: [catriona@kehoeproperty.com](mailto:catriona@kehoeproperty.com)**



**Kehoe & Assoc.,**  
Commercial Quay,  
Wexford  
053 9144393  
**[www.kehoeproperty.com](http://www.kehoeproperty.com)**  
Email: **[info@kehoeproperty.com](mailto:info@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