

# FOR SALE

AMV: €285,000 (Fully Furnished)

File No.E461.CWM



## 133 St. Helen's Village, Kilrane, Wexford Y35 VE44

- Beautifully renovated 3-bedroom semi-detached bungalow extending to c. 106 sq.m., ideally positioned in the sought-after St. Helen's Village development beside the beach and golf course.
- Bright and spacious accommodation comprising open-plan living/dining/kitchen area, south-facing sunroom, master ensuite bedroom and family bathroom.
- South facing garden with patio area, two designated parking spaces and access to exceptional on-site amenities including golf course, tennis courts, restaurant and children's play area.
- Presented in turnkey condition and offered fully furnished and equipped, located just 5 minutes from Rosslare Europort and approximately 2 hours from Dublin.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

## 133 St. Helen's Village, Kilrane, Wexford Y35 VE44

No. 133 St. Helen's Village, Kilrane, Co. Wexford, Y35 VE44 presents a rare opportunity to acquire a beautifully maintained and recently renovated holiday home in one of Wexford's most sought-after coastal developments. Perfectly positioned at the end of a quiet cul-de-sac within the renowned St. Helen's Village, this charming semi-detached bungalow enjoys a peaceful setting with the added benefit of a generous south-westerly facing side garden and patio area, ideal for outdoor dining and relaxation. Located just a short stroll from the beach, the property offers direct access to scenic walking routes along St. Helen's Bay and Bing Bay Beach, while Rosslare Europort is only five minutes away and Dublin can be reached within approximately two hours.

Built in 2000 and extending to approximately 106 sq.m., the property has been carefully upgraded and maintained by its current owners and is presented in excellent turnkey condition. The accommodation is bright, spacious and thoughtfully laid out, comprising an inviting entrance hall, open-plan living/dining/kitchen area, a sunny south-facing sunroom with newly installed French doors opening onto the patio, three bedrooms including a spacious master bedroom with ensuite, and a family bathroom. Additional storage is provided by a hot press and separate utility/storage closet off the hallway.

The mature and well-established St. Helen's Village development is highly regarded as both a holiday destination and a full-time residential community. Residents enjoy access to a superb range of on-site amenities including a golf course, tennis and basketball courts, children's play area, restaurant and bar, all set within professionally managed and beautifully maintained grounds. To the front of the property are two designated car parking spaces overlooking a communal green area.





The property benefits from a host of additional features designed for comfort and convenience. Exterior features include a solid fuel boiler, fuel tank and coal bunker with grate for the solid fuel fireplace, rotary clothesline and an outdoor rattan-effect furniture set comprising two armchairs, two-seater sofa and glass-top table. Internally, roller blinds are fitted throughout, together with a Ring doorbell, mains-powered smoke alarm, Nest CO<sub>2</sub> monitor, Nest thermostat for the oil-fired central heating system, and an ornamental electric fireplace insert.

The kitchen is fully equipped with an electric cooker, slimline dishwasher, American-style fridge freezer, microwave, kettle, toaster, bread bin and a comprehensive selection of kitchenware including pots, crockery, cutlery and utensils. The utility room includes fixed shelving, Hotpoint washing machine, iron and ironing board, clothes airer and Wi-Fi router, while also being wired for existing fibre broadband.

The sunroom/family room is tastefully furnished with a two-seater sofa, armchair, reclining armchair with matching footstool, area rug, blinds and curtains, creating a warm and inviting additional living space. The main living/dining area includes a three-seater sofa, two-seater sofa, dining table with four chairs, bookcase/cupboard combination, cube storage units, matching floor rug, cream curtains, Nest Aware CO<sub>2</sub> alarm, alarm hub, and wall-mounted mirrors and artwork.



All bedrooms are fully furnished and ready for immediate use. The front bedroom features a king-size bed with mattress, headboard, bedside lockers and lamps, wall mirror and floor rug. The spacious master bedroom includes a super king-size oak bed, chest of drawers, bedside lockers, bedside lamps and rugs, together with an ensuite featuring an electric power shower, heated mirror with integrated lighting and shelving. Bedroom three contains a single bed with mattress, bedside locker, bedside lamp and rug. The family bathroom is fitted with both a mains-fed mixer shower over bath and electric power shower, along with mirror, shelving and light fitting above the mirror.

Offered for sale fully equipped with appliances, furniture and contents included, No. 133 St. Helen's Village is an ideal coastal retreat, investment property or permanent residence in an exceptional seaside location.

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



## **ACCOMMODATION**

<p>Entrance Hallway</p> <p><i>Door leading through to:</i></p> <p>Open Plan Kitchen/Dining/Living Space</p> <p><i>Sliding doors leading through to:</i></p> <p>Sunroom</p> <p><i>Corridor leading through to:</i></p>	<p>3.86m x 1.53m</p> <p>7.56m x 3.77m</p> <p>3.85m x 3.19m</p>	<p>Composite door leading to entrance hallway. New timber laminate flooring with door leading through to hot-press with insulated tank and open shelves.</p> <p>New timber laminate flooring throughout, feature fireplace, newly refurbished and extended kitchen with ample worktop space, free standing Beko electric oven with four ring hob and extractor fan overhead, stainless steel sink and drainer under window overlooking front gardens and privacy glass, tiled splashback with undercounter Whirlpool dishwasher, free standing Hoover fridge freezer (newly installed), corner window overlooking side garden.</p> <p>Refurbished in 2025 with newly laid timber laminate flooring, galvanised support posts, new French doors. Alcove ceiling with recess lights, French doors leading through to rear garden.</p>
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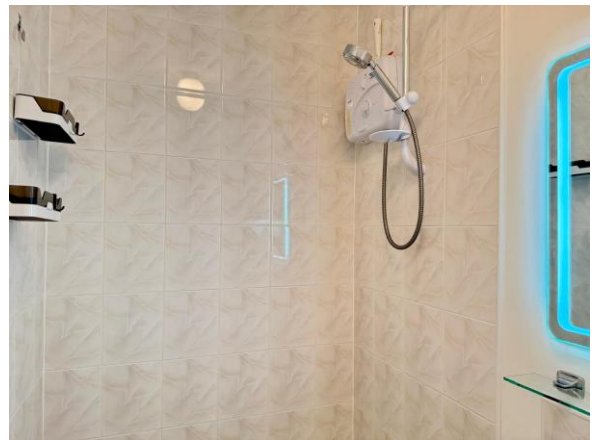


## ACCOMMODATION

Corridor	4.19m x 0.95m	Utility closet with Hotpoint washing machine, wifi router, open shelves and open storage. Stira to attic overhead with loft storage.
Master Bedroom	4.07m x 3.59m	Timber laminate flooring throughout, treble bay built in wardrobes with large window overlooking rear garden.
Ensuite	2.26m x 1.18m	Shower with a Triton T90si electric shower and tiled surround, w.h.b with tiled splashback and newly installed mirror and lighting overhead and w.c.
Bedroom 2	3.48m x 2.81m	Timber laminate flooring, double bay wardrobe with window overlooking front garden and driveway.
Bedroom 3	3.59m x 2.30m	Timber laminate flooring with window overlooking rear patio area and gardens.
Family Bathroom	2.45m x 1.78m	Tiled flooring, bath with Triton T90 sr electric shower and tile surround, w.h.b with tiled splashback and mirror and lighting overhead.

**Total Floor Area: c. 107 sq.m / 1,151 sq.ft**











### Features

- Built in 2000
- Extending to 107 sq.m / 1,171 sq.ft
- 3 Bedrooms, 2 Bathrooms
- Walking distance to Club house

### Outside

- South facing concrete patio
- Steps to the tennis courts
- Two car driveway
- Gated community

### Services

- Mains water
- Treatment plant (new upgrade to mains already paid)
- OFCH on Nest thermostat (boiler serviced in October 2025)
- AB switch protecting two electric showers
- Ring doorbell and alarm
- Fibre broadband
- Nest Aware CO<sub>2</sub> alarm

**Management Fees:** Annual service charges €1,500 per annum to include bins, common 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 VE44



**Building Energy Rating (BER): C2 BER No. 100084730**  
**Energy Performance Indicator: 195.24 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)



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