

# FOR SALE

AMV: €450,000

File No.E525.CWM



## “Holly Green”, 17 The Cloisters, Castlebridge, Co. Wexford Y35 PX47

- Spacious 4-bedroom detached family home extending to approx. 178 sq.m with BER B rating, set in the highly sought-after village of Castlebridge minutes from Wexford town.
- Bright and flexible accommodation including multiple reception rooms, ensuite master bedroom, and excellent storage throughout.
- Low-maintenance exterior with large south-facing patio, no grass to cut, cobble-lock driveway, and walking distance to village amenities and a short drive to Curracloe Beach.
- Accommodation comprises of entrance hallway, formal sitting room with open fire, tv lounge, sunroom, kitchen, dining room, utility, guest w.c. Upstairs master bedroom with ensuite, three double bedrooms with built in wardrobes/ closets and a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393.



**Kehoe  
& ASSOC.**

# “Holly Green”, 17 The Cloisters, Castlebridge, Co. Wexford Y35 PX47

“Holly Green”, 17 The Cloisters is an impressive detached two-storey residence, built in 2003 and extending to approximately 178 sq.m. Presented with a strong BER rating of B, the property combines generous proportions with energy efficiency and modern comfort in a highly convenient village setting within walking distance of Castlebridge.

The accommodation is thoughtfully laid out to suit family living and entertaining alike, comprising an inviting entrance hallway, a formal sitting room with feature open fireplace, a separate TV lounge, bright sunroom, well-appointed kitchen, dedicated dining room, utility room, and guest WC. Upstairs, the property offers a spacious master bedroom with ensuite, three additional double bedrooms two fitted with built-in wardrobes/closets, and a family bathroom, providing excellent accommodation for growing families or visiting guests.

Externally, the home is particularly impressive and designed for low-maintenance living. The rear garden enjoys a large south-facing patio area that captures sun throughout the day and creates an ideal setting for outdoor dining, entertaining, and relaxation. Importantly, the outdoor space is designed with “no grass to cut,” offering a clean, low-upkeep lifestyle without compromising on space or usability. A cobble-lock driveway provides ample off-street parking, complemented by dual side access and a substantial side garden offering further potential, along with a useful garden shed.



Castlebridge village is well served with an excellent range of local amenities including schools, shops, crèches, sports facilities, and popular dining options such as the well-known brunch spot Dusty Boy. The area is particularly sought after for its proximity to some of Wexford's most celebrated natural attractions, including the golden sands of Curracloe Beach and the scenic woodland trails of the Raven Forest walk. Also nearby is the tranquil Edenvale Waterfall trek, a hidden gem offering a peaceful escape into nature.

Castlebridge also holds a unique place in history as the birthplace associated with the concept behind Guinness World Records, adding a distinctive cultural note to the village's appeal. Combining space, setting, and a highly practical low-maintenance outdoor design, Holly Green offers an exceptional opportunity to acquire a substantial family home in one of North Wexford's most desirable residential locations.

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



## ACCOMMODATION

Entrance Hall                      6.93m x 2.06m      Timber floors, alarm, fibre broadband nbi and electrical point.

*Door leading through to:*

Family Lounge                      4.30m x 2.91m      Solid timber oak floors with double vaulted window overlooking front garden, tv points and electrical points. Dimplex wall mounted electric fireplace.

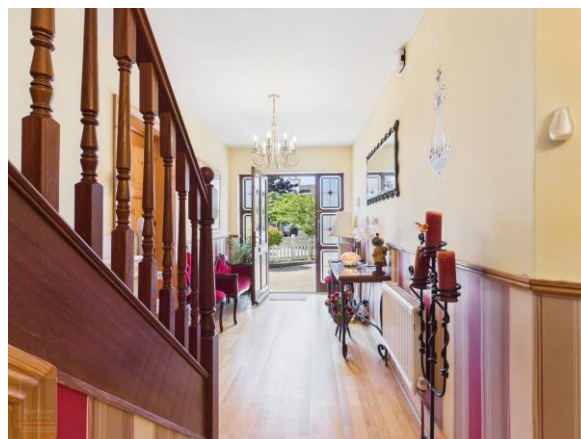
*Double doors leading through to:*

Sunroom                              4.65m x 2.92m      Timber floors, glazing surround with sliding doors leading out to the directly south facing gardens with patio.

*Double glass doors leading through to:*

Kitchen                                4.66m x 4.05m      Timber flooring fully fitted kitchen with floor and eye level cabinetry. Integrated pantry press, integrated bins, Bosch dishwasher, free standing Creda electric oven with extractor fan overhead. stainless steel sink and drainer. Display cabinetry, large worktop space with vinyl surround.

*Door leading through to:*









## **ACCOMMODATION**

Dining Room                      3.54m x 3.21m      Solid timber floors, large window overlooking side passageway to garden.

*From Kitchen door to:*

Utility Room                      2.57m x 1.80m      Tiled flooring, floor and eye level cabinetry with ample worktop space for appliances, Zanussi fridge, whirlpool freezer, Whirlpool washing machine and tall storage press, pedestrian door access to side passageway.

*From Central Hallway door leading through to:*

Formal Sitting Room      4.40m x 4.47m  
(max)                      Timber flooring, feature bay window overlooking front driveway, open fireplace with cast iron insert and marble mantelpiece.

*From Central Hallway door leading through to:*

Guest Bathroom              1.71m x 1.51m      Tiled flooring, floor to ceiling tile surround, w.h.b with shelf and mirror overhead and w.c.

*Mahogany carpeted staircase leading up to:*

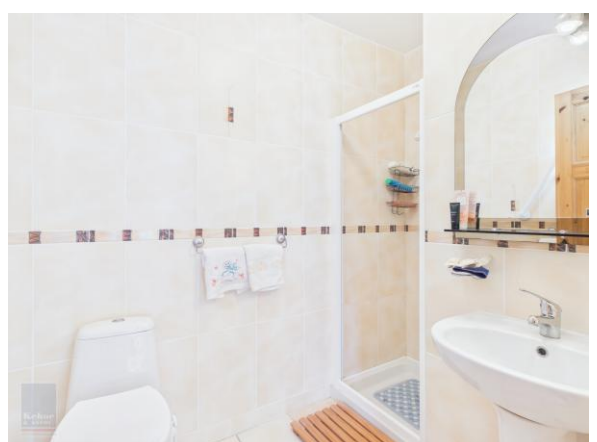




## **ACCOMMODATION**

### **First Floor**

Landing Area	3.77m x 2.10m	Carpeted flooring, velux overhead.
Hot-press	1.69m x 0.94m	Insulated storage tank and open shelves with ample storage.
Family Bathroom	2.45m x 2.36m	Tiled flooring, floor to ceiling tile surround, bath with jacuzzi jets, separate pressure pump shower with Triton Aqua Sensation, w.h.b with mirror and lighting overhead and w.c.
Master Bedroom	4.39m x 3.68m	Carpeted flooring, built in double bay wardrobe with vanity station and drawers with further storage overhead, tv points and electrical points.
<i>Door leading through to:</i>		
En suite	2.45m x 1.62m	Tiled flooring, floor to ceiling tile surround, enclosed shower with Triton T90 si electric shower, w.h.b with mirror and shelf overhead and w.c.



## ACCOMMODATION

Bedroom 2	4.14m x 3.35m	Carpeted flooring, feature bay window overlooking front driveway and common green areas, recessed open shelving.
Bedroom 3	3.78m x 3.24m	Carpeted flooring, feature arch window overlooking front driveway and common green area.
Walk in wardrobe	1.64m x 0.91m	Carpeted flooring throughout, tv points and electrical points.
Bedroom 4	3.32m x 2.53m	Carpeted flooring, window overlooking side, treble bay built in wardrobes.

**Total Floor Area: c. 178 sq.m / 1,915 sq.ft.**





### Features

- Built in 2003.
- Detached two storey residence extending to c. 178 sq.m.
- Four bedrooms / Three Bathrooms.
- Walking distance to village with all amenities.

### Outside

- Large south-facing patio for outdoor living and sun.
- Low-maintenance exterior with no grass.
- Cobble-lock driveway with dual side access.
- Spacious side garden and garden shed.

### Services

- Mains water.
- Mains Drainage.
- OFCH system ready to connect.
- Fibre broadband available.
- Alarm.

**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 PX47









**Building Energy Rating (BER): B BER No. 104235049**

**Energy Performance Indicator: 124.30 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**

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