

FOR SALE

AMV: €330,000

File No. c837.CWM



No. 90 Elderwood, Castlebridge, Wexford

- **Exceptional 3 bed detached bungalow presented in exceptional condition.**
- **Situated in a private cul-de-sac of only 3 houses in this much sought-after development.**
- **Within walking distance to all amenities including schools, creche, church, pharmacy, restaurants, shops, post office, pubs, etc.**
- **Ideally located in Castlebridge Village with easy access to the M11 Motorway connection at Oilgate,**
- **Accommodation briefly comprises; entrance hallway, sitting room, kitchen/dining room, utility room, 3 bedrooms (master en-suite), family bathroom & hotpress.**
- **To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393 or email sales @ kehoeproperty.com**



**Kehoe
& ASSOC.**

No. 90 Elderwood, Castlebridge

This wonderful bungalow is situated at Elderwood, a quality-built development at Castlebridge. On arrival to the development this detached bungalow is on the first left with only 3 dwellings, offering a very private cul-de-sac with ample parking. It is within walking distance of all amenities including church, school, pharmacy, restaurant, pubs, etc. There is also an excellent childcare facility situated within the Elderwood development. No. 90 comes to the market in pristine condition. It has spacious and light-filled accommodation, with dual side access and large south-westerly facing garden to the rear.

The gardens themselves are laid out in lawn, are safe and enclosed, ideal for children. There is parking to the front for several cars. If you are looking for a home within 5 minutes' drive of both Wexford town and a choice of some superb sandy beaches, this must be viewed.

Viewing is strictly by prior appointment with the sole selling agents, contact Kehoe & Assoc. on 053 9144393



ACCOMMODATION

Entrance Hallway	4.60m x 1.67m	Tiled flooring, alarm panel.
Sitting Room	4.90m x 4.10m	Solid timber flooring, open fire with cast iron insert and timber surround, marble tiled hearth. Corner window overlooking the green area.
Kitchen/Dining Room	5.60m x 4.1m	Fitted kitchen, extensive wall and floor units, stainless steel sink unit, tiled splashback and tiled window sills. Appliances include integrated electric Powerpoint oven, integrated 5-gas burner hob and extractor fan. Zanussi dishwasher and integrated Zanussi fridge-freezer. Solid timber flooring. French doors leading to rear garden with south-westerly aspect and large garden shed.
Utility Room	2.30m x 1.60m	With fitted wall and floor units, Hotpoint washing machine. Timber flooring, door to outside.
Hallway to Bedroom Accommodation	6.50m x 1.00m	
Hotpress	1.70m x 0.70m	With ample shelving and storage space
Master Bedroom	3.70m x 3.60m (max)	Timber laminate flooring, double bay built-in wardrobes.
En-suite	2.90m x 1.00m	Fully tiled, enclosed corner shower with sliding glass doors and Triton T90si shower. W.C., w.h.b. unit with drawers, presses and mirror overhead. Towel rail.
Bedroom 2	3.80m (max) x 3.40m	Built-in wardrobe and timber laminate flooring.
Bedroom 3	3.70m x 3.40m	Expansive built-in closets with multi-accessories and shelving. Timber laminate flooring.
Family Bathroom	2.90m x 2.00m	Fully tiled, jacuzzi bath with shower overhead. W.C., w.h.b. unit with drawers, presses and mirror overhead.

Total Floor Area: c. 113 sq.m. / 1,216 sq.ft.





Features

- Showhouse condition
- Quiet cul-de-sac location.
- Walking distance to all amenities
- Quality finishes throughout.
- 3 large bedrooms – master en-suite.

Outside

- South-westerly facing gardens in lawn
- Ample carparking spaces
- Large timber garden shed.
- Dual side access
- Safe enclosed garden – ideal for children & pets.

Services

- Mains water.
- Mains drainage
- OFCH & underfloor electric heating in hallway
- Open 3-bar booster pump for showers & Jacuzzi bath.
- ESB
- Telephone
- High speed Broadband available

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: From Wexford town proceed over the bridge and towards Castlebridge. Elderwood is on your left just as you enter Castlebridge. Proceed into the development and take the first turn to the left and the property for sale No. 90 is the second house on your right-hand side.

Eircode: Y35 CF40





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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Building Energy Rating (BER): C2 BER No.: 106072358
Energy Performance Indicator: 195.7 kWh/m²/yr

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

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