

FOR SALE

AMV: €175,000

File No. c897.LM



16 Barley Court, Castlebridge Village, Co. Wexford

- Situated only 7 km from the fabulous Blue-Flag beach at Curracloe and the Raven Forest Nature Reserve.
- Excellent large 3 bed home extending to c. 101 sq.m. / 1091 sq.ft, in this courtyard style development.
- Presented in excellent condition throughout and ready for immediate occupation. Acc.: entrance hallway with large wc, staircase to first floor, large family open plan living / dining room with opens into the kitchen with extensive fitted units, access to rear enclosed yard, 3 spacious bedrooms, ensuite, family bathroom & hotpress on the first floor. Master Bedroom features a balcony.
- Off street parking for one car, and additional parking in the common area.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393

**Kehoe
& ASSOC.**



16 Barley Court, Castlebridge Village

Excellent spacious home, located in a quiet cul-de-sac in this premier residential location on the south east coast, situated in the village of Castlebridge which offers excellent amenities including a primary school, church, pharmacy, supermarket, restaurant, GP service and yet is only 5 km away from Wexford Town which offers every possible amenity and caters for the day to day needs of either permanent or holiday living. Secondary schools are available in the town which is serviced by a public bus. Curracloe' s famous beach is 7 Km to the east of this property.

This property has been lovingly maintained since new. The home features a ground and first balconies which are off the entrance hall and the master bedroom and gain full advantage of the day and evening sun. Internally the accommodation is very well laid out. If you are searching for a first-time home, an investment or indeed a holiday home for sale in Co. Wexford this property must be viewed.

For further details and appointment to view contact the sole selling agents Kehoe & Associates at 053 9144393 or by email: louise@kehoeproperty.com



ACCOMMODATION

Entrance Hallway	4.00m x 1.90m	Steps to first floor:
Guest W.C.	1.96m x 1.06m	
Sitting Room	5.09m x 4.08m	With open feature fireplace stone surround and black hearth. Timber floor and t.v. point.
Dining Area	4.08m x 3.02m	Double opening to kitchen/diner
Kitchen	2.96 m x 2.69m	Benefits from extensive fitted wall and floor units, stainless steel sink unit, cooker, hob, washer, extractor fan, fridge/freezer. Door to rear yard.
Master Bedroom	4.00m x 3.35m	With timber floor and balcony
En-suite	2.69m x 1.96m	Shower stall, w.c., & w.h.b.
Bedroom 2	4.11m x 3.03m	With timber floor.
Bedroom 3	2.78m x 2.73m	With timber floor.
Bathroom	2.99m x 1.94	With bath, whb and toilet.

Total Floor Area: c. 101 sq. m. (c. 1,091 sq. ft.)



FEATURES

- Property in excellent condition.
- Two balconies.
- Close to the beach.
- Courtyard Development.
- Double glazing throughout.

OUTSIDE

- Ample parking.
- Large private storage unit exclusive to apartment

SERVICES

- Private water / sewerage.
- ESB
- Storage Heating
- Open Fire

DIRECTIONS: Take the turn after the pharmacy towards the church and Barley Court is on your immediate right. The home is under the arc on your right-hand side. Eircode: Y35 D654

Building Energy Rating (BER): D2

BER No. 103495909

Performance Indicator: 273.33 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Louise Morton

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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