

FOR SALE

AMV: €350,000

File No. d145.CWM



No. 1 Beachfield Manor, Ballyheige, Screen, Co. Wexford

- Much sought-after location in Screen/ Curracloe, Wexford, just outside both villages, within 9 minutes from Wexford Main Street and 15 minutes from the M11 Dublin Motorway.
- Fabulous family home with 4 bedroom, 3 bathrooms - c. 162.5 sq.m. / 1,750 sq. ft. on c. 0.27 acres of private and sheltered south facing garden with stone patio and separate timber decking area.
- Ideal for fans of the outdoors seeking easy access to hiking and walking trails, surfing, sea swimming and many other activities and it is located within walking distance to Screen Primary School.
- Acc. briefly comprises of: an entrance hall, sitting room, sunroom, kitchen dining room, utility and two bedrooms with family bathroom. On the first floor there are two bedrooms both ensuite and hotpress. Large garage shed / workshop.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. at 053 9144393

**Kehoe
& ASSOC.**



No. 1 Beachfield Manor, Ballyheige, Screen, Co. Wexford

General Description: Kehoe & Assoc is proud to bring this superb property to market, situated in a just off the R741 route from Wexford to Gorey, less than 1km from Screen village and less than 5 minutes' drive from the village of Curracloe a sought-after location with endless sandy coastal beaches – made famous by Hollywood block buster's Saving Private Ryan and Brooklyn. This is a fun and lively area where all amenities are close to hand including Hotel Curracloe and a second hotel under construction. A choice of primary schools with nearby Screen (less than 600mtrs) or Curracloe primary school the closest options. Secondary schools are very well catered for with school bus servicing the nearby Wexford schools of the Presentation, Loreto, CBS, St. Peters, Selskar College, and IT Carlow Wexford Campus.

Today's tight planning conditions in this locality make it unlikely for many to acquire such a house and this property present an opportunity to live an enviable lifestyle in this popular location. A must view for fans of the outdoors who want ease of access to hiking and walking trails, surfing, sea swimming, beach horse riding and many other activities.

On arrival to this small development of only and concrete driveway with gardens in lawn to the front. The property offers space with large enclosed rear garden and large shed c. 10sqm. There is ample space for one to try growing your own fruit and vegetables. Built in 2004 with a building energy rating of C3, this high-quality home offers four bedrooms and three bathrooms extending to c. 162.5 sq.m. 1,750 sq.ft. Inside the residence is free-flowing and accommodation is well-appointed with rooms to adapt to your needs on the ground floor to become either a playroom, home office or ground floor bedrooms.

The heart of this home is the expansive living areas with kitchen / dining room connected directly to the sitting room and sunroom with sliding doors to the patio. There is also two ground floor bedrooms with a family bathroom. Upstairs there is two further bedrooms both with ensuites. A superb home with so much to offer in a sought-after location.

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ACCOMMODATION

Entrance Hallway	5.78m x 2.38m	Marble tiled flooring.
Sitting Room	4.13m x 4.02m	Stone tiled flooring, feature fireplace with brick surround and black granite marble hearth. Newly installed Stanley solid fuel stove. Bay window, open alcove leading to:
Sun Room	3.58m x 3.49m	Timber panel vaulted ceiling, sliding patio doors to rear garden. Double stain-glass doors leading to:
Kitchen	5.19m x 4.14m	Stone tiled flooring, fitted kitchen with ground & eye level cabinets, built-in De Dietrich double oven, integrated Electrolux 4-rin induction hob, extractor overhead, Mosaic tiled splashback, Bosch fridge-freezer, Bosch dishwasher, countertop with further Mosaic tiled splashback and single drainer stainless steel sink unit. Door to:
Utility Room	4.16m x 1.97m	Stone tiled flooring, Candy 8kg washing machine, space for dryer, floor cabinets with large worktop, boot room space and tall cabinet. Door to rear garden.
Bedroom 1	4.13m (max) x 3.61m	Carpet flooring, feature bay window overlooking front garden.
Bedroom 2	3.61m x 3.53m	Carpet flooring, large window overlooking decking and rear garden.
Family Bathroom	2.72m x 2.72m x 2.28m	Tiled flooring, half-wall tiled surround, built-in bath with full tiled wall, w.c., w.h.b. with mirror and light overhead.

Timber staircase with carpet runner leading to first floor

Spacious Landing	2.95m x 1.60m	Hotpress with dual immersion and pressure pump supplying water around the house
Bedroom 3	4.15m x 3.96m	Carpet flooring, built-in wardrobes, attic access.
En-suite	3.04m x 1.52m	Tiled floor, enclosed tiled shower stall with pressure pump shower, w.c., w.h.b. with tiled splashback & mirror.
Bedroom 4	5.60m (max) x 3.02m	Carpet flooring, built-in wardrobes, dual aspect windows with views over front garden and Velux to the rear.
En-suite	2.04m x 1.67m	Tiled flooring, enclosed tiled shower stall with pressure pump shower, w.c., w.h.b. with tiled splashback & mirror.

Total Floor Area: c. 162.5 sq.m. / 1,750 sq.ft.







Features

- 4 bedrooms, 3 bathrooms
- Extending to c. 162.5 sq.m. / 1,750 sq.ft.
- Spacious and well-appointed accommodation
- South-westerly facing gardens

Outside

- Large rear garden with lawn
- Timber decking and separate stone patio
- Off-street parking to the front and gardens in lawn to front
- Mature boundary
- Timber shed

Services

- Mains water
- Development treatment plant & drainage managed by the Local Authority
- OFCH
- Fibre Broadband available
- Satellite t.v.
- Stanley 7.5kw Stove
- Pressure pump showers in both en-suites

Please Note: The resident association contribution is €100 per annum to grass cutting of the common areas.

Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

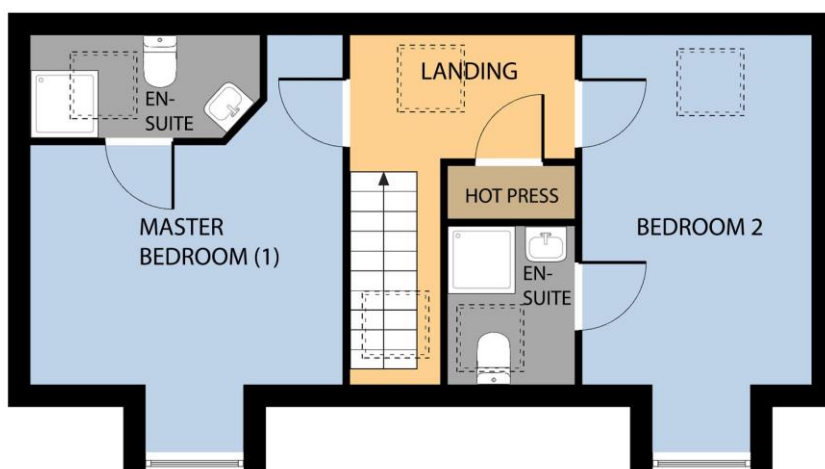
Directions: Stay travelling north on the R741 for 4.2km, turn right onto Ballyheige for about 500m (at the Mill). Turn left onto Beachfield Manor and it's the first property on the left. **Eircode: Y21 K064**



GROUND FLOOR



FIRST FLOOR



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 misstatement. 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.



Building Energy Rating (BER): C3 BER No. 115159105
Energy Performance Indicator: 206.45 kWh/m²/yr

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

Sales Agent
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