

Ref: P4240

37 CHAPELWOOD, KILMUCKRIDGE, CO. WEXFORD Y25 RP76



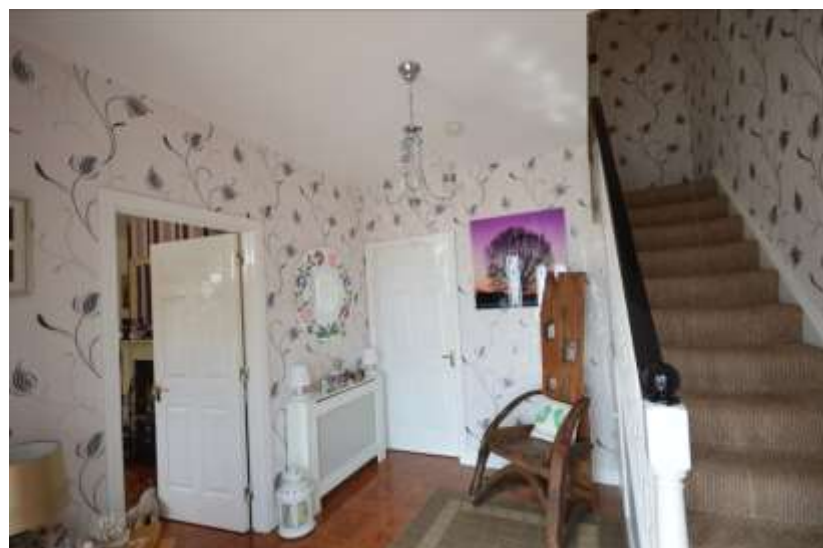
BER C1

QUINN PROPERTY

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DELIGHTFUL FOUR BEDROOM, SEMI-DETACHED RESIDENCE

For Sale By Private Treaty



LOCATION:

Chapelwood is a mature and established development within walking distance of Kilmuckridge and just 3km from Morriscastle's golden/sandy beach while Gorey is 23km to the north and Wexford town is 25km south. Kilmuckridge village has a full range of amenities including both primary and secondary schools, shops, supermarkets, churches, cafes, pubs and restaurants.

DESCRIPTION:

The property, which was constructed in 2006, is presented in pristine condition throughout and extends to 126.88m². It comes to the market with spacious accommodation that has been tastefully finished both inside and outside.



Accommodation comprises of:

Entrance Hall:	3.6m x 3.1m	Ceramic tiles, stairs, under stair storage
Sitting Room:	4.7m x 4.5m	Ceramic tiles, open fire
Kitchen/Living Room:	5.8m x 3.8m	Fitted kitchen, electric oven, electric hob, stainless steel extractor fan, fridge/freezer, tiled floor and splash back, sliding door to rear garden
Utility Room:	2.2m x 1.7m	Tiled floor, fitted units, dishwasher, washing machine
W.c.:	2.0m x 1.5m	W.c., w.h.b.
Landing:	3.5m x 1.3m	Carpet, shelved hot press
Bedroom 1:	4.2m x 3.2m	Carpet, fitted wardrobe
Ensuite:	2.0m x 1.3m	Fully tiled w.c., w.h.b., shower
Bedroom 2:	3.8m x 3.2m	Carpet, fitted wardrobe
Bedroom 3:	3.0m x 3.5m	Carpet
Bedroom 4:	2.8m x 2.6m	Carpet, fitted wardrobe
Bathroom:	2.6m x 1.7m	Fully tiled, bath, w.c., w.h.b.





OUTSIDE:

There is ample parking to the front with lawned/shrubbery area and with side access to rear with a well maintained enclosed garden and garden shed.



SERVICES AND FEATURES:

Oil Fired Central Heating
All Mains Services
Mgt Fees: Grass Cutting €60p.a.
Alarm
Property Extends To: 128.66m²
Built: 2006



BER DETAILS:

BER: C1
BER No. 112965710
Energy Performance Indicator: 155.03 kWh/m²/yr



No 37 Is A Fine Family Home Which Has Been Carefully Maintained. Viewing Is By Appointment Only

A.M.V. €195,000

QUINN PROPERTY

www.quinnproperty.ie

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Email: sales@quinnproperty.ie

Carnew: 053 94 26234
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DIRECTIONS:

From Kilmuckridge keep left at Hammel's Supermarket, proceed for ½km and Chapelwood Estate is on the left hand side with **QUINN PROPERTY** sale board.

The above particulars are issued by **QUINN PROPERTY** on the understanding that any negotiations whatsoever concerning the property are conducted through **QUINN PROPERTY**. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.

26 Main Street, Gorey, Co. Wexford Y25DP60

PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

