

FOR SALE

AMV: €380,000

File No. E105.BF



28 Westwinds, Kilrane, Co. Wexford

- Exceptionally spacious 3 bedroomed detached bungalow situated in Westwinds in the heart of Kilrane village. All amenities including shops, schools and bus/rail services are close by. Conveniently located within easy reach of St. Helens Bay, numerous other sandy beaches and fabulous coastal walks.
- Westwinds is a mature private development of 39 detached bungalows with a wonderful community spirit. Westwinds Residents Association have won the Keep Wexford Beautiful 'Best Environmentally Aware and Presented Housing Estate' 5 times.
- Recently modernised and upgraded with quality finish throughout and presented to the market in mint condition. Spacious light filled accommodation with generously proportioned rooms. Positioned on a large corner site in a quiet cul-de-sac offering immense privacy.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393

28 Westwinds, Kilrane, Co. Wexford

Description: Exceptionally spacious 3 bedroomed detached bungalow situated in Westwinds in the heart of Kilrane village. All amenities are literally on your doorstep with school, church, pubs, community hall, etc. all within easy walking distance. The village of Rosslare Harbour is only a couple of minutes' drive and has a host of amenities on offer including supermarket, restaurant, hotels, pharmacy, medical centre, bus/rail services and the International Ferry Port. Wexford town is about 15 minutes' drive and there is a regular bus service from Kilrane village. Conveniently located within easy reach of St. Helens Bay, numerous other sandy beaches and fabulous coastal walks.

Westwinds is a mature private development of 39 detached bungalows with a wonderful community spirit. Westwinds Residents Association have won the Keep Wexford Beautiful 'Best Environmentally Aware and Presented Housing Estate' 5 times.

Positioned on a large corner site at the end of a quiet cul-de-sac No. 28 has much to offer anyone looking for a manageable detached home with ample reception space and generously proportioned rooms. Recently upgraded with modern fitted kitchen units, integrated appliances, fitted storage in the utility room, fitted wardrobes in all bedrooms, quality tiling, timber floors and contemporary bathrooms. Finished to a high standard, decorated in an attractive neutral pallet and presented to the market in mint condition, ready for immediate occupation. Offering bright well laid out accommodation briefly comprising entrance hallway, sitting room with open fireplace, kitchen, utility room, sunroom, bathroom, and 3 double bedrooms (master ensuite).

Garden to the front with extensive brick drive offering ample carparking. Fabulous south facing rear garden with extensive porcelain paved patio area, the true definition of a room outside. Exceptionally private garden with a carefully chosen collection of flowering plants, shrubs and ornamental trees providing a wealth of colour. Sheltered westerly facing patio and secret garden. Garden shed 2.48m x 2.93m with roller shutter door, lights, power sockets and fitted storage presses. Outdoor power sockets and water taps in the side and rear gardens.

Early viewing of this charming property is a must for anyone looking to downsize particularly anyone seeking a bungalow in a convenient village setting with access to public transport. For further details and appointment to view contact the sole selling agents Wexford Auctioneers, Kehoe & Assoc. 053 9144393.





ACCOMMODATION

Entrance Hallway	5.00m x 1.47m	With marble tiled floor.
Sitting Room	6.04m x 3.89m	With cast iron feature fireplace, cornice, centrepiece, timber floor and door to:
Kitchen	5.76m x 3.85m	With excellent range of fitted units, granite worktop, induction hob, extractor, oven, dishwasher, two larder presses, part tiled walls, marble tiled floor and double doors to:
Sunroom	4.68m x 4.58m	With vaulted RV sheeted ceiling, gas fire, marble tiled floor and double doors to outside.
Utility Room	2.17m x 1.30m	With excellent range of fitted units, integrated fridge freezer, plumbing for washing machine, tiled floor and door to outside.
Inner Hallway	4.65m x 1.06m	With dual immersion.
Hotpress		
Bathroom	3.03m x 1.79m	Fully tiled, bath with mixer taps, w.c., vanity w.h.b. and shower stall with rainforest shower.
Bedroom 1	3.73m x 3.62m	With excellent range of built-in wardrobes and shower room ensuite.
Ensuite	3.03m x 0.89m	Shower stall with electric shower, w.c., vanity w.h.b. and heated towel rail.
Bedroom 2	3.50m x 3.32m	With built-in wardrobes and laminate floor.
Bedroom 3	3.52m x 3.08m	With built-in wardrobes, fitted shelving and laminate floor.

Total Floor Area: c. 125.86 sq.m. (c. 1,354.74 sq.ft.)



Features

- Presented in mint condition
- Quiet cul-de-sac location
- Walking distance of village amenities
- Only 5 minutes' drive from Rosslare Harbour
- Close to numerous sandy beaches

Outside

- South facing rear garden
- Porcelain paved patio
- Garden shed/workshop
- Large corner site
- Brick drive/ample parking

Services

- Mains water
- Mains electricity
- Mains drainage
- OFCH
- Alarm
- EV Point

NOTE: The sale is inclusive of all carpets, curtains, blinds, light fittings, extractor, induction hob, oven, dishwasher and fridge freezer. The washing machine and tumble dryer in the utility room and the stereo system and speakers in the sunroom are expressly excluded from the sale.

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

DIRECTIONS: Eircode Y35W258





Building Energy Rating (BER): xxx BER No. xxxxxx
Energy Performance Indicator: xxxx kWh/m²/yr

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

Selling Agent: Bernie Farrell

Contact No: 0872501492

Email: bernie@kehoeproperty.com

Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



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. PRA No. 002141