

FOR SALE

AMV: €175,000

File No. d334.BF



8 Hazelwood, Bridgetown, Co. Wexford

- Spacious 3 bedroom semi-detached residence located in the village of Bridgetown within walking distance of all amenities. Bridgetown is a bustling village with shops, pubs, garage, pharmacy, hair salon, take-away, post office and medical centre.
- Regular bus services to Wexford Town. The picturesque fishing village of Kilmore Quay with its fabulous marina and sandy beach is less than 10 minutes' drive away. Walking distance of the local Secondary School and bus stop outside the development for the local Primary School in Kilmore.
- 8 Hazelwood would make an ideal family home, investment property or holiday home within walking distance of excellent village amenities and less than 10 minutes' drive from the fabulous Wexford Coastline, numerous sandy beaches and the picturesque fishing village of Kilmore Quay.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**

8 Hazelwood, Bridgetown, Co. Wexford

Description: Spacious 3 bedroomed semi-detached residence located in the village of Bridgetown within walking distance of all amenities. Bridgetown is a bustling village with shops, café, pubs, garage, pharmacy, hair salon, take-away, post office and medical centre. Regular bus services to Wexford Town. The picturesque fishing village of Kilmore Quay with its fabulous marina and sandy beach is less than 10 minutes' drive away.

The local secondary school Bridgetown Vocational College is a short stroll away and there is a bus stop outside the development for the local primary school in Kilmore. There are also some excellent childcare facilities within a couple of minutes' drive and a public play park literally across the street.

This charming property has been well maintained, tastefully decorated and is presented to the market in good condition. The accommodation is well laid with separate kitchen, spacious sitting with sliding doors to rear garden, 3 generously proportioned bedrooms (one ensuite) and family bathroom. Enclosed rear garden with paved patio area.

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Early viewing comes highly recommended contact Wexford Auctioneers Kehoe & Associates 053-9144393.





ACCOMMODATION

Entrance Hallway 1.92m x 1.28m

Kitchen/Dining Area 4.88m x 3.25m

Sitting Room 5.13m x 5.13m

Guest Toilet 2.02m x 2.02m

First Floor

Bedroom 1 4.27m x 2.92m

Ensuite 2.10m x 1.72m

Bathroom 2.52m x 2.52m

Hotpress

Bedroom 2 2.99m x 2.89m

Bedroom 3 2.51m x 2.03m

With built-in floor and eye level units, hob, extractor, oven, washing machine, fridge freezer and double doors to:

With open fireplace and sliding patio doors to rear garden.

With w.c. and w.h.b.

With shower room ensuite.

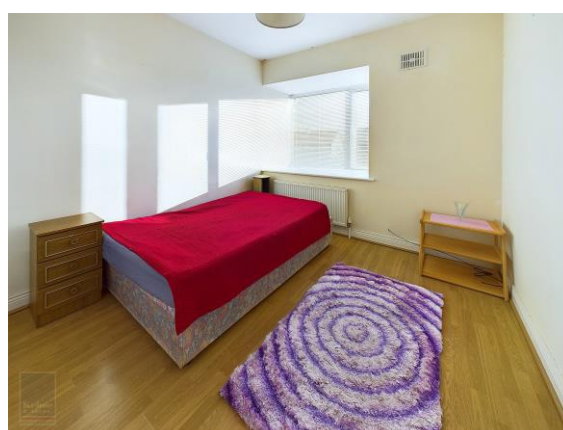
Shower stall with electric shower, w.c. and w.h.b.

With Bath, w.c. and w.h.b.

With dual immersion.

With feature box window.

Total Floor Area: c. 96 sq.m. (c. 950 sq.ft.)





Features

- Spacious 3 bedroom family home
- Convenient village location
- Walking distance all amenities
- 10 minutes' drive to beaches and Kilmore Quay

Outside

- Ample communal parking
- Enclosed rear garden
- Paved patio area
- Side access

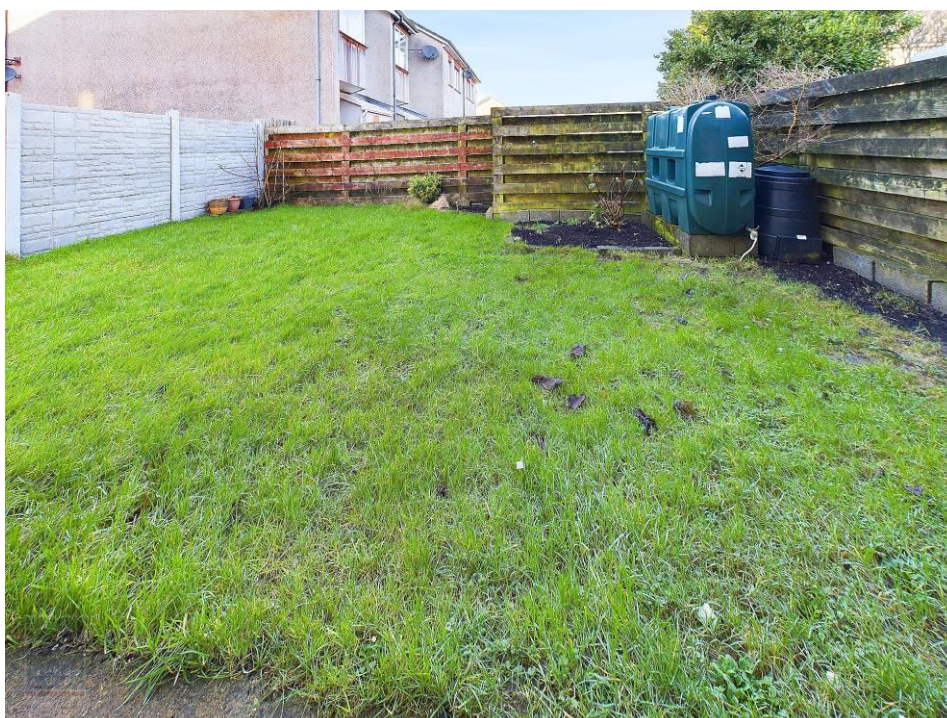
Services

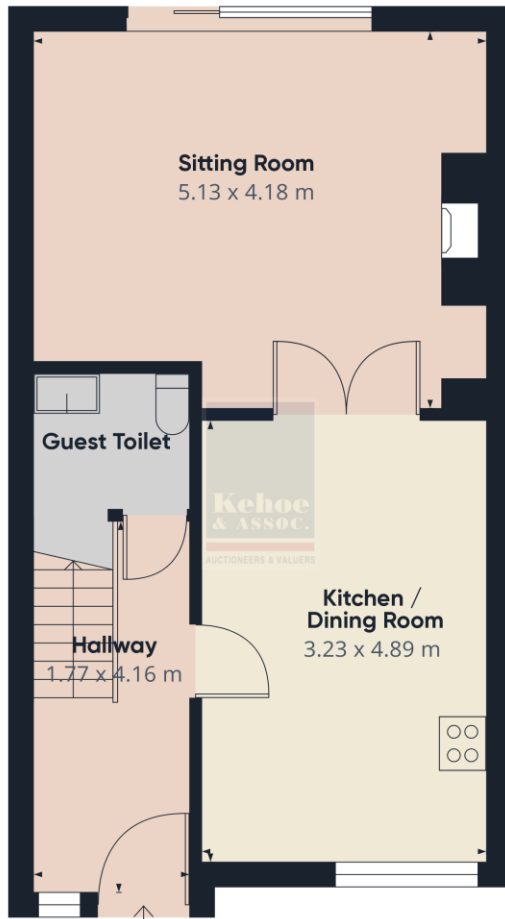
- Mains water
- Mains electricity
- Mains drainage
- OFCH

NOTE: All carpets, curtains, blinds, light fittings, hob, oven, extractor, fridge freezer and washing machine are included in the sale. Closing 10 days after the grant of Probate.

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

DIRECTIONS: Eircode Y35PP84





Floor 0

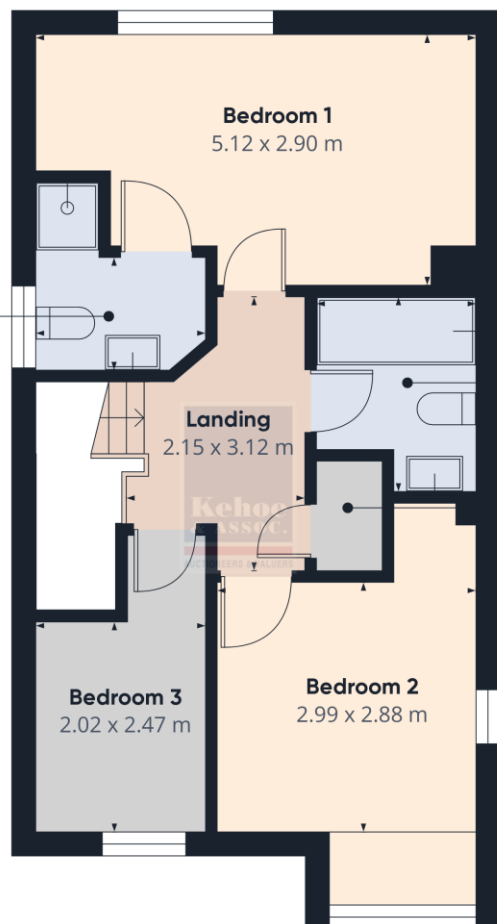


Approximate total area⁽¹⁾
45.92 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 1



Approximate total area⁽¹⁾
42.49 m²

(1) Excluding balconies and terraces

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Building Energy Rating (BER): C2 BER No. 117310359
Energy Performance Indicator: 185.87 kWh/m²/yr

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

Selling Agent: Bernie Farrell

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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. PRA No. 002141