

# FOR SALE

AMV: €265,000

File No. b109.CM



## ‘The Beeches’, Curclogh, The Ballagh, Enniscorthy, Co. Wexford

- **Splendid 3 bed / 2 bath bungalow extending to c. 104 sq.m. / 1,119 sq.ft. with ample scope for development.**
- **Set on a beautiful c. 0.33 hectare / 0.82 acre site offering complete privacy and benefitting from a sunny westerly aspect to the front.**
- **Rural living at its best close proximity to nearby villages The Ballagh and Ballymurn.**
- **A stone’s throw to north Wexford’s wonderful coastline and array of sandy beaches including Curracloe’s ‘Blue Flag’ beach.**
- **Accommodation comprises of; entrance hallway, sitting room, kitchen/diner, utility room, 3 bedrooms (master en-suite), family bathroom.**
- **To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.**



**Kehoe  
& ASSOC.**

## ‘The Beeches’, Curclogh, The Ballagh, Enniscorthy, Co. Wexford

**Decription:** ‘The Beeches’ is set on an idyllic, mature site offering complete privacy within 15 minutes’ drive of Curracloe’s ‘Blue Flag’ beach, Raven Forest, and north Wexford’s wonderful coastline. Spoiled for choice, both The Ballagh and Ballymurn villages are all but 5 minutes’ away catering for local needs such as primary schools, service station, GAA Clubs, health centre, pubs, The Ballagh AFC, etc. Both Wexford and Enniscorthy Towns are within 20 minutes’ driving distance where you will find an array of amenities including supermarkets and secondary schools.

Set on an extremely private site extending to c. 0.82 acres and surrounded by countryside, this property offers rural family living at its very best. There are large lawn areas to both the front and rear of the property. The property itself extends to c. 104 sq. m. / 1,119 sq. ft. with 3 sizeable double bedrooms including the master en-suite. The kitchen / diner benefits from dual aspect windows with French doors leading to the garden area, tailor-made for summertime barbeques. The sitting room features an open fireplace to cosy up to during the colder winter nights.





## **ACCOMMODATION**

Entrance Hallway	3.90m x 1.71m 6.37m x 1.13m	With laminate floor and stire staircase to
Hotpress		
Sitting Room	4.24m x 3.62m	With open fireplace and laminate floor.
Kitchen/ Dining room	5.61m x 3.62m	With dual aspect windows, tiled floor and French doors to side garden. Floor and eye level units, tiled splashback, gas hob with extractor fan, electric oven and dishwasher.
Utility	2.13m x 1.69m	With tiled floor, plumbed for washing machine and door to rear garden.
Bedroom 3	3.32m x 3.01m	With laminate floor.
Bathroom	2.96m x 1.78m	Fully tiled w.c., w.h.b. and bathtub.
Bedroom 2	3.78m x 2.97m	With laminate floor.
Master Bed	3.62m x 3.00m	With laminate floor and ensuite
Ensuite	2.37m x 1.13m	With lino floor, w.c., w.h.b., triton t90sr electric shower with tiled surround
<b>Total Floor Area: c. 104 sq.m. (c. 1,119 sq.ft.)</b>		





# *Curracloe Beach*



## **Features**

- Charming 3 bed / 2 bath bungalow
- Mature site offering complete privacy
- Property extending to c. 104 sq.m. / 1,119 sq.ft.
- Ample scope for development
- Both The Ballagh & Ballymurn villages within 5 minutes' drive

## **Outside**

- Laid out in lawn to front and rear
- Pebbledash entrance driveway
- Westerly aspect to the front
- c. 0.82 acre site
- Barna shed

## **Services**

- Private well
- Septic Tank
- OFCH
- Open Fireplace
- Fibre broadband available with Eir

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

**DIRECTIONS:** From Castlebridge Village head north on the R741 passing Garrylough Mill. Turn left after 5.4km signposted for Ballymurn. In 1km turn right. Follow the road to the left after 400m. In 1.7km turn left. In 500m, the property will be on your left hand side. 'For Sale' board. Eircode: Y21 AK03











GROUND 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.

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**Building Energy Rating (BER): D2 BER No. 105504021**  
**Energy Performance Indicator: 268.34 kWh/m<sup>2</sup>/yr**

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

**Kehoe & Assoc.,**

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Wexford

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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