

FOR SALE

AMV: €197,000

File No. c785.BF



7 Churchtown Court Kilrane, Co. Wexford

- Spacious 4 bedroomed family residence located in a quiet cul-de-sac in the heart of Kilrane village.
- All amenities are literally on your doorstep with primary school, bus stop for secondary schools, church, pubs, restaurant, bus/rail services etc. all within easy walking distance.
- The property is presented in mint condition and finished to a very high standard with quality fitted kitchen units, contemporary bathroom fittings and tastefully decorated throughout.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe
& ASSOC.**

7 Churchtown Court, Kilrane, Wexford

No 7 Churchtown Court is a spacious 4 bedroomed family residence located in a quiet cul-de-sac in the heart of Kilrane village. All amenities are literally on your doorstep with school, church, pubs, restaurant, bus/rail services etc. all within easy walking distance. Conveniently located, only a few minutes' drive from the International Ferry Port and all the amenities on offer in the village of Rosslare Harbour. The beautiful sandy beach at St. Helens Bay, numerous other beaches and the fabulous Wexford Coastline are only a couple of minutes' drive away. The property is presented in mint condition and finished to a very high standard with quality fitted kitchen units, contemporary bathroom fittings and tastefully decorated throughout. It boasts bright well laid out accommodation with generously proportioned rooms, ideal for a growing family. Outside there is a garden with brick drive to the front. To the rear there is a large, enclosed garden with lovely sunny aspect and decking perfect for outdoor dining. This property would be a perfect family home, given its proximity to the coast it would also lend itself well as a holiday home or indeed a weekend retreat to escape the ever increasing 'hustle & bustle' of city life.

Viewing of this excellent family home comes highly recommended, contact Wexford Auctioneers Kehoe & Associates 053-9144393.



ACCOMMODATION

Entrance Hallway	5.09m x 2.76m	With feature staircase to first floor level, cloaks closet, smart storage under the stairs and laminate floor.
Sitting Room	4.44m x 3.68m	With feature open fireplace, bay window, built-in display units and shelving and laminate floor.
Kitchen/Dining Area	6.04m x 3.66m	Excellent range of built-in floor and eye level units, integrated hob, extractor, oven, dishwasher, breakfast bar, space for an American Style fridge freezer, part-tiled walls and porcelain tiled floor. French doors to rear garden.
Utility Room	2.79m x 2.10m	With built-in storage presses, worktop, plumbing for washing machine, tiled floor and door to outside.
Toilet	2.78m x 1.39m	With w.c, w.h.b and tiled floor.
First Floor		
Bedroom 1	3.68m x 3.50m	With shower room ensuite.
Ensuite	2.42m x 1.16m	Fully tiled, shower stall with electric shower, w.c, and whb
Hotpress		With dual immersion
Bathroom	1.70m x 1.94m	Bath with shower mixer taps, w.c, w.h.b, part-tiled walls and tiled floor.
Bedroom 2	3.69m x 3.64m	
Bedroom 3	3.58m x 2.77m	With free standing wardrobes.
Bedroom 4	2.77m x 2.45m	

Total Floor Area: c. 132 sq.m / c. 1,420 sq.ft



FEATURES

- Presented in mint condition
- High quality finish throughout
- Convenient village centre location
- Walking distance of amenities
- Quiet cul-de-sac development

OUTSIDE

- Cobblelock drive
- Front garden, side access
- Enclosed rear garden with sunny aspect
- Decking
- Barna shed

SERVICES

- Mains electricity
- Mains water
- Mains drainage
- OFCH
- Fibre broad band



PLEASE NOTE: For sale including all carpets, curtains, blinds, light fittings, hob, extractor, oven and dishwasher.

DIRECTIONS: Y35FT20



Building Energy Rating (BER): B3 BER No. 108794504
Energy Performance Indicator: 138.22 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

Kehoe & Assoc.,
 Commercial Quay,
 Wexford
 053 9144393

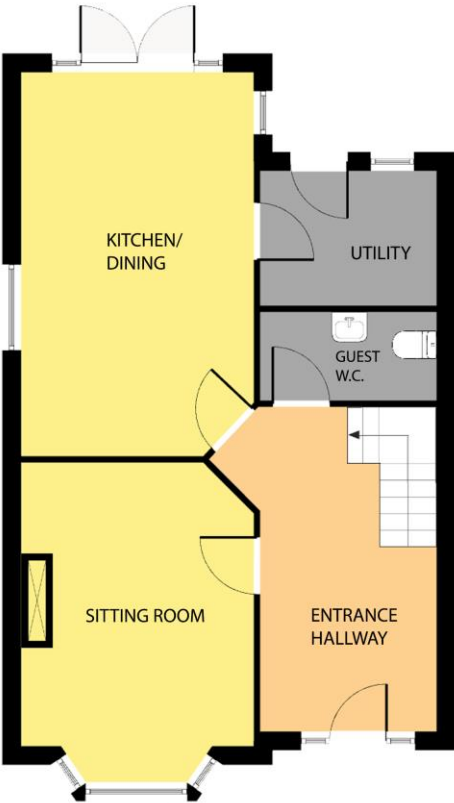
www.kehoeproperty.com

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. PRSA No. 002141

GROUND FLOOR

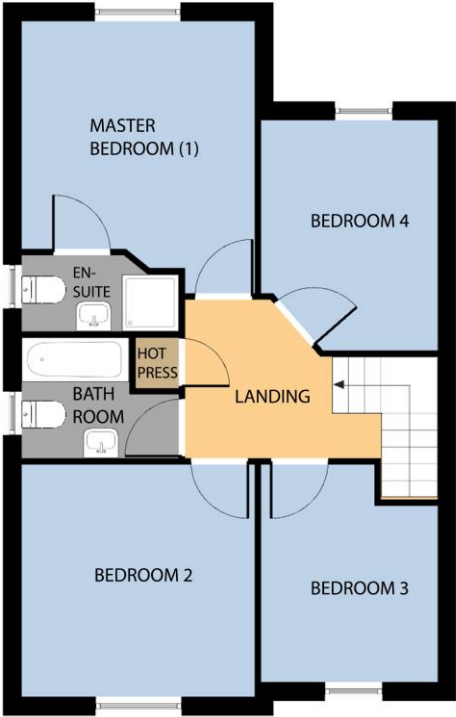


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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FIRST FLOOR



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