

# For Sale

Asking Price: €220,000

**Sherry  
FitzGerald**  
O'Leary Kinsella



3 Tinteskin Close,  
Kilmuckridge,  
Co. Wexford  
Y25 WF83

**BER D1**

[sherryfitz.ie](http://sherryfitz.ie)



3 Tinteskin Close is a beautifully presented three-bedroom home in the popular coastal village of Kilmuckridge. This home comes to the market in fabulous condition throughout with all the modern requirements and of elegant proportions extending 103.1 sq m approx. accommodation comprises; entrance porch, dining/sitting room, kitchen, sunroom, three bedrooms, one ensuite and one family bathroom,

Conveniently placed within walking distance of the village centre and an abundance of amenities including, schools, shops, supermarkets, bars, restaurants and a hotel. Wexford's excellent sandy beaches, such as Morriscastle, Tinnabearna & Ballinamona, are also just minutes away.

Viewing is highly recommended for this property and to also explore the area to truly get a feel for what relaxed coastal living has to offer.



## ACCOMMODATION

### GROUND FLOOR

**Entrance Porch** 1.16m x 2.06m (3'10" x 6'9"): carpet flooring.

**Dining/Sitting Room** 6.11m x 5.53m (20'1" x 18'2"): at widest point, laminate wood flooring, feature open fireplace, archway to kitchen and double doors to sunroom.

**Kitchen** 2.86m x 3.32m (9'5" x 10'11"): laminate wood flooring, tiled backsplash, fitted kitchen units, electric oven and hob, fridge freezer and washing machine.

**Sunroom** 3.21m x 3.50m (10'6" x 11'6"): tiled flooring and double doors to rear garden.

### FIRST FLOOR

**Landing** 1.82m x 3.28m (6' x 10'9"): at widest point, carpet flooring.

**Bedroom 1** 3.26m x 2.17m (10'8" x 7'1"): solid wood flooring.

**Bedroom 2** 3.26m x 3.20m (10'8" x 10'6"): solid wood flooring.

**Bathroom** 1.82m x 2.10m (6' x 6'11"): solid wood flooring, tiled bath, bath, WC and wash hand basin.

**Master Bedroom 3** 3.82m x 3.31m (12'6" x 10'10"): solid wood flooring and built-in wardrobes.

**Ensuite** 2.11m x 2.06m (6'11" x 6'9"): solid wood flooring, tiled wall, shower, WC and wash hand basin.





### Special Features & Services

- Spacious Accommodation of approximately 1109 sq ft.
- Beautiful Coastal setting.
- Superb location in Kilmuckridge village and 22km to Gorey town centre, 20km to M11.
- Walk in Condition.
- Private rear garden.





Directions  
Y25 WF83



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 mis-statement. 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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## CONTACT

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## OFFICE OPENING HOURS

Our office opening hours are:  
9am – 1pm & 2pm – 5.30pm  
Monday to Friday.  
Viewings conducted 6 days  
(including Saturdays).

## VIEWING

Viewing by appointment.

[sherryfitz.ie](http://sherryfitz.ie)

**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.  
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