

Ref: 8696



NO 2. FORD HAVEN, KILMUCKRIDGE, GOREY, CO. WEXFORD Y25 F978

BER C2

**QUINN PROPERTY**

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# Charming Three Bedroom Family Home In An Excellent Location For Sale By Private Treaty



## LOCATION:

**QUINN PROPERTY** are delighted to present this warm and welcoming three bedroom residence to the market. The property is located just moments from the quaint village of Kilmuckridge. Kilmuckridge has an excellent range of shops, services and both primary and secondary schools as well as a number of restaurants and hotels. It is a popular tourist area with Morriscastle beach situated 2km from the village.

Located in the heart of County Wexford, this appealing detached residence is 22km from Gorey and 22km from Enniscorthy, both providing extensive amenities, educational facilities, as well as a range of sporting facilities.

Despite its countryside location, the property benefits from easy access to the M11 and N30 networks. South Dublin can be reached in just over an hour.



## DESCRIPTION:

This inviting home features a bright and welcoming entrance hall, a spacious living room, and an open-plan kitchen/dining area, complemented by an additional sitting room. The ground floor also offers a bedroom with an en-suite. The first floor includes two further well-proportioned bedrooms and a family bathroom.

Accommodation comprises as follows:



Entrance hall:	2.6m x 1.6m	Ceramic tiled flooring, stairs to first floor, under the stairs storage / hotpress.
Living room:	4.4m x 3.5m	Ceramic tiled flooring, electric fire.
Kitchen / Dining room:	3.1m x 2.5m	Ceramic tiled flooring, fitted kitchen units at eye and waist level, electric oven, electric hob, extractor fan, dishwasher, washing machine, fridge freezer, tiled splashback, recessed lighting, sliding door to rear decking.
Sitting room:	3.6m x 3.2m	Carpet flooring.
Bedroom 1:	4.2m x 3.2m	Carpet flooring, recessed lighting.
En-suite:	3.1m x 1.6m	Tiled flooring, electric shower, W.C., W.H.B.
Landing:	1.8m x 1.6m	Carpet flooring.
Bedroom 2:	4.4m x 3.0m	Carpet flooring, fitted wardrobe, recessed lighting.
Bedroom 3:	4.4m x 3.0m	Carpet flooring, fitted wardrobe, recessed lighting.
Bathroom:	2.3m x 1.7m	Tiled flooring, bath, W.C., W.H.B.



#### OUTSIDE:

To the front of the property, there is a well-maintained lawned area with ample space for parking. Side access leads conveniently to the fully enclosed and meticulously maintained rear garden, which features a block-built garden shed and an outdoor decking area, accessed directly from the kitchen via the rear door.



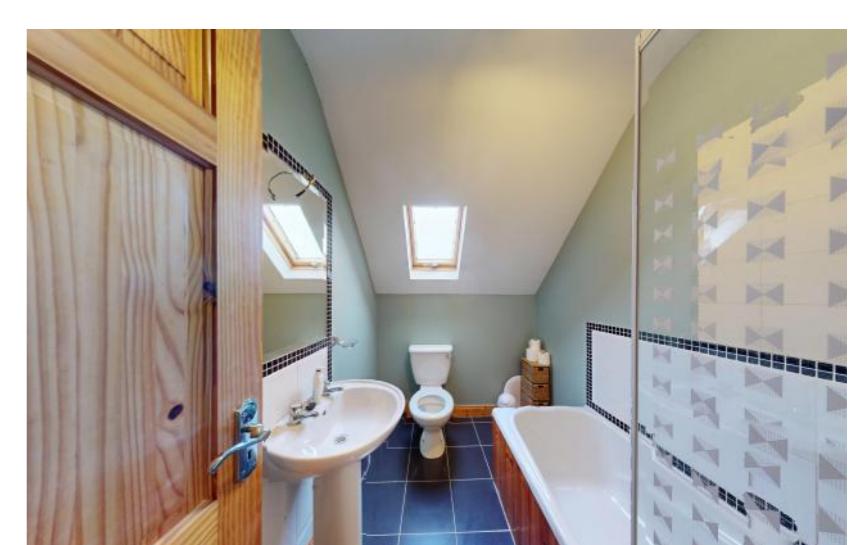
#### SERVICES AND FEATURES:

Mains Water  
Mains Sewage  
Oil Fired Central Heating  
Property Extends To: 111m<sup>2</sup>  
Built: 2004



#### BER DETAILS:

BER: C2  
BER No.: 119056620  
Energy Performance Indicator: 179.82 kWh/m<sup>2</sup>/yr



Warm and Welcoming Three Bedroom Detached Residence In The Vibrant Village Of Kilmuckridge

A.M.V. €365,000



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