

# FOR SALE

AMV: €425,000

File No. c981.BF



## No. 5 The Racecourse, Morriscastle Road Kilmuckridge, Co. Wexford

- Spacious, well-maintained, 4 bedroom / 4 bathroom family home extending to c. 209 sq.m. / 2,250 sq.ft.
- Boasts beautiful coastal views throughout.
- A stone's throw from the fabulous 'Blue Flag' beach at Morriscastle making this property the perfect family home or holiday getaway alike.
- Close proximity to a host of amenities in Kilmuckridge village including a primary & secondary school.
- Accommodation briefly comprises; spacious entrance porch, hallway, sitting room, kitchen, dining room, home office, utility room, 4 bedrooms (master en-suite), 3 bathrooms.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe  
& ASSOC.**

## No. 5 The Racecourse, Morriscastle Road

**General Description:** This 4 bed / 4 bath attractive dormer comes to market in the much sought after location of Kilmuckridge. This c. 209 sq.m. / 2,250 sq.ft. property is only 1.7km from both Morriscastle Beach and Kilmuckridge Village, with all its amenities. These include primary and secondary school, pubs, supermarkets, a hotel and an award-winning coffee shop. No. 5 is located amongst a small exclusive cluster of 5 detached properties and set on a substantial c. 0.28 hectare / 0.69 acre plot. Dublin City Centre and Rosslare Europort are located 1 hour 30 minutes' and 45 minutes' driving distance away respectively.

The spacious entrance hallway with timber floor and staircase leads to a bright sitting room with dual aspect windows and multi fuel stove on a polished granite hearth. The dining room also benefits from a multi fuel stove set a polished granite hearth while both rooms feature bay windows. Double doors into the kitchen and from the kitchen into the back garden create a seamless flowing living space while a focal island unit offering an informal dining area along with extra storage. There are 2 bedrooms and 2 bathrooms downstairs including one shower room with 2 bedrooms and 2 bathrooms upstairs including a master ensuite and family bathroom. A separate office area and strong wifi connection makes this property ideal for those now working remotely.

Outside, the property boasts a very attractive 'Seomra' leading to a timber decking area which is suitable for a variety of purposes. The entrance driveway is concreted. This property is definitely a must see, not least because of its fabulous sea views.

To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393 or by email at [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)

## 'Blue Flag' Beach at Morriscastle



## ACCOMMODATION

Entrance Porch	4.82m x 1.00m	Tiled floor.
Entrance Hallway	5.35m (max) x 3.05m (max)	Timber floor, staircase to first floor.
Sitting Room	3.04m x 1.07m	
Living Room	5.41m x 4.37m	Timber floor, solid fuel stove, built-in display/storage units
Kitchen/Dining Area	4.50m x 4.26m	Timber flooring, solid fuel stove. Double doors to: Tiled floor, floor and eye level units. stainless steel sink unit, gas oven, hob, extractor fan. Double doors to rear garden.
Utility Room	4.33m x 4.22m	Tiled flooring, floor & eye level units, stainless steel sink unit, plumbed for washing machine. Door to rear garden.
Guest W.C.	2.39m x 1.56m	Tiled floor, w.c. and w.h.b.
Office	1.60m x 0.90m	Timber floor.
Bedroom 4	1.97m x 1.71m (max)	
Shower Room	3.47m x 3.07m	Laminate flooring.
Bedroom 3	2.46m x 1.39m	Tiled floor, w.c., w.h.b., shower stall with Triton T90si electric shower.
<b>Staircase to first floor</b>	3.52m x 3.15m	Laminate flooring.
Spacious Landing	5.24m x 2.68m	Carpet flooring.
Hotpress	1.20m x 1.81m	With dual immersion
Bedroom 2	6.11m x 4.24m	Carpet flooring, extensive built-in wardrobes.
Master Bedroom	6.10m x 4.24m	Carpet flooring, built-in wardrobes.
En-suite	3.33m x 1.97m	Tiled floor, shower stall with electric shower, w.c. and w.h.b.
Family Bathroom	3.33m x 2.77m	Tiled floor, bath, w.c. and w.h.b.

**Total Floor Area: c. 209 sq.m. (c. 2,250 sq.ft.)**





## OUTSIDE

Insulated Adman Steel Shed 6.14m x 3.83m

Concrete floor, sky lights, roller door, fully insulated, power supply and sky lights..

Fuel Store

Adman Steel Shed 2

Concrete floor.

Adman Steel Shed 3

Concrete floor.

Seomra Home 3.74m x 2.73m  
Gym/Office

Power supply, lighting, double doors leading onto timber decking area. Beautiful sea views.



## Features

- Spacious family home
- Beautiful coastal views
- Close to all amenities in Kilmuckridge Village
- Proximity to 'Blue Flag' Beach at Morriscastle
- Presented in excellent condition
- Located in a small, private cluster development

## Outside

- Family friendly c. 0.28 hectare / 0.69 acre plot
- Concrete entrance driveway
- Gardens laid out in lawn
- 'Seomra' suitable for a variety of uses
- Ample storage
- Games Room

## Services

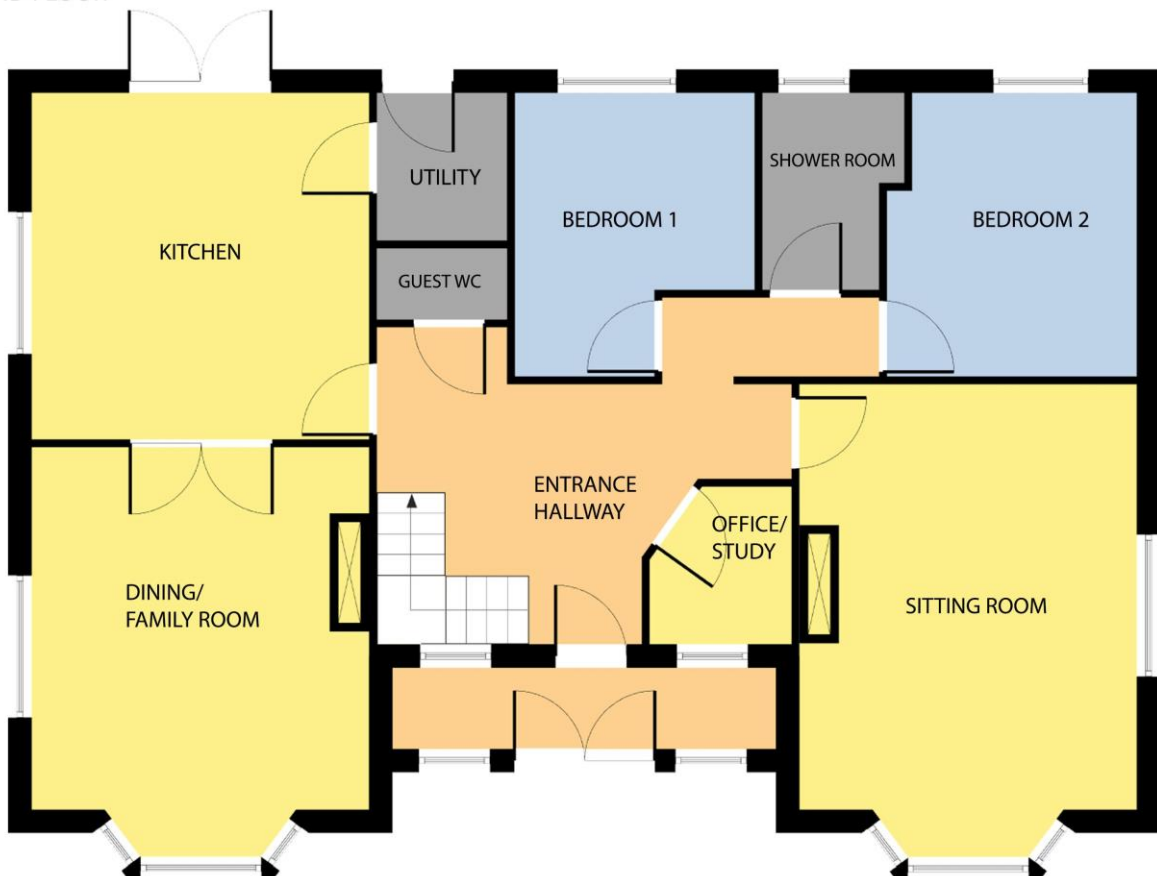
- Mains water
- Mains sewerage
- ESB
- Gas fired central heating
- Fibre Broadband (1 Gigabit speed)

**VIEWING:** Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

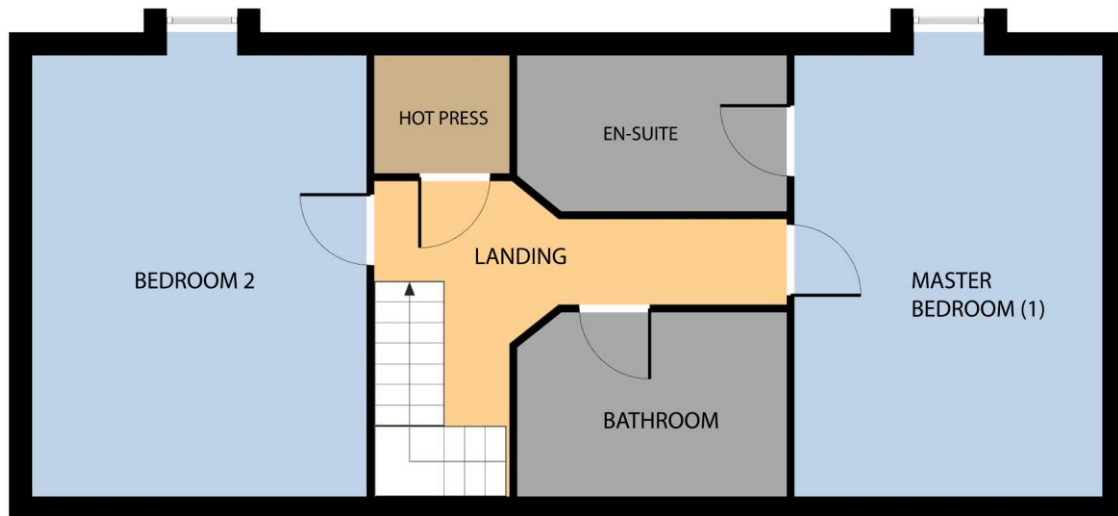
**DIRECTIONS:** In Kilmuckridge Village, with Corrigan's supermarket on your right hand side, proceed to the small roundabout turning right down Morriscastle Road. After 1.7km, turn right into 'The Racecourse' and No.5 is the last house on the right. **Eircode: Y25 K598**



GROUND FLOOR



## FIRST 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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**Building Energy Rating (BER): C3    BER No. 106315146**  
**Energy Performance Indicator: 220.51 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. PRSA No. 002141