

FOR SALE

AMV: €195,000

File No. d223.CWM



11 Chestnut Walk, Kilmuckridge, Co. Wexford

- Superbly located semi-detached home, situated in the heart of Kilmuckridge Village.
- All village amenities are literally on your doorstep including, shop, church, primary & secondary schools, pharmacy, pubs, hotel, post office, excellent child care facilities.
- A 5 minute drive to the 'Blue Flag' Beach at Morriscastle
- Presented in excellent condition and extending to c. 110 sq.m. / 1,184 sq.ft.
- Private corner site adjacent to small green area.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**

11 Chestnut Walk, Kilmuckridge, Co. Wexford

Location: This is an excellent 4 bed semi-detached home, situated in the heart of Kilmuckridge village. The accommodation is presented in excellent order throughout. No. 11 Chestnut Walk is perfectly positioned with a south facing rear garden, ideal for the evening sun. The accommodation is bright & spacious and very well maintained. We highly recommend early viewing. The location is excellent, situated in Kilmuckridge village centre, within easy walking distance of all amenities including, church, school, shop, restaurant, hotel, post office, etc. It is also most convenient, only 5 minutes' drive, from the superb sandy beach at Morriscastle. This wonderful family home is ready for immediate occupation

To arrange a suitable viewing, contact Wexford Auctioneers Kehoe & Associates 053-9144393.

Blue Flag Beach at Morriscastle



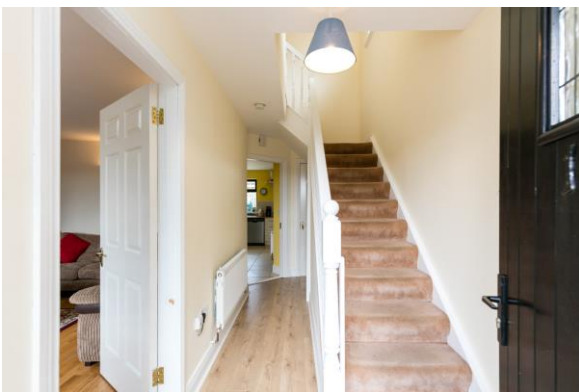
Nearby Ballinoulart Beach



ACCOMMODATION

Entrance Hallway	4.71m x 1.78m	Timber laminate flooring telephone & electrical points.
Sitting Room	5.12m (max) x 4.16m	Oak timber flooring, open fireplace with feature brick surround & timber mantelpiece, t.v. points and recessed lights. Broadband Skybox.
Guest W.C.	1.48m x 1.35m	Fully tiled, w.c., w.h.b. with mirror overhead.
Kitchen/Dining	4.67m (max) x 4.58m	Tiled flooring, floor & eye level cabinets, built-in Beko electric oven, hob & extractor fan overhead. Ample worktop space with tiled splashback. Hotpoint, dishwasher, Stainless steel sink unit, window overlooking rear garden. Sliding doors to rear garden with patio and lawn, garden shed & side access.
Utility Room	2.32m x 1.36m	Tiled flooring, built-in counter space, plumbed for washing machine & dryer. Built-in cupboards. Door to side access.
Carpeted timber staircase to first floor		
Landing	3.31m x 1.57m	Carpet flooring. Hotpress with dual immersion and shelving.
Master Bedroom	4.73m x 3.61m	Carpet flooring, feature bay window overlooking countryside hills.
En-suite	2.31m x 1.16m	Mosaic tiled floor and floor to ceiling surround. Corner T90si shower, w.h.b. with mirror & lighting overhead, w.c., shelving overhead.
Bedroom 2	3.27m x 3.01m	Carpet flooring, built-in wardrobes, large window overlooking rear garden.
Bedroom 3	2.93m x 2.17m	Timber laminate flooring, large window overlooking rear garden.
Bedroom 4/Home Office	2.89m (max) x 2.33m	Timber laminate flooring. Ideal for a home office overlooking rolling countryside views.
Family Bathroom	1.95m x 1.76m	Mosaic tiled flooring and floor to ceiling surround. Bath with shower faucet, wall mounted shelving, w.c., w.h.b. with mirror and lighting overhead.

Total Floor Area: c. 110 sq.m. / 1,184 sq.ft.





Features

- Superb location situated in the heart of Kilmuckridge Village
- A 5 minute drive to the 'Blue Flag' Morriscastle Beach
- Well-presented 4 bed, 3 bath semi-detached home.
- Extending to c. 110 sq.m. / 1,184 sq.ft.

Outside

- Off street parking.
- Garden in lawn
- Private corner site adjacent to small green
- Patio area with southerly aspect.
- Garden shed

Services

- Mains water
- Mains drainage
- OFCH
- Broadband available.
- Alarm system
- uPVC double glazing

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

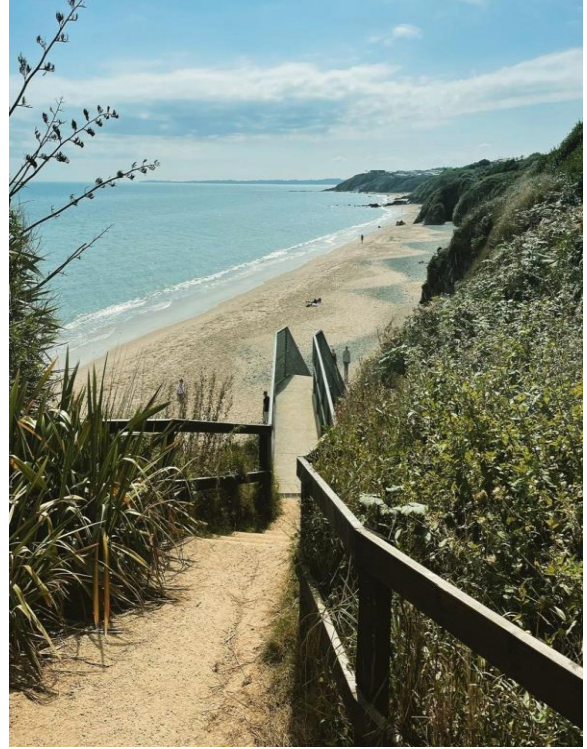
Directions: In Kilmuckridge village pass Kate's Coffee Shop on the left hand side. Turn right into Chestnut Walk development. Take the first right turn and the property for sale is just here on the right (No. 11 – For Sale sign). **Eircode: Y25 YR83**



Sunrise on Morriscastle Beach



Ballymoney Beach

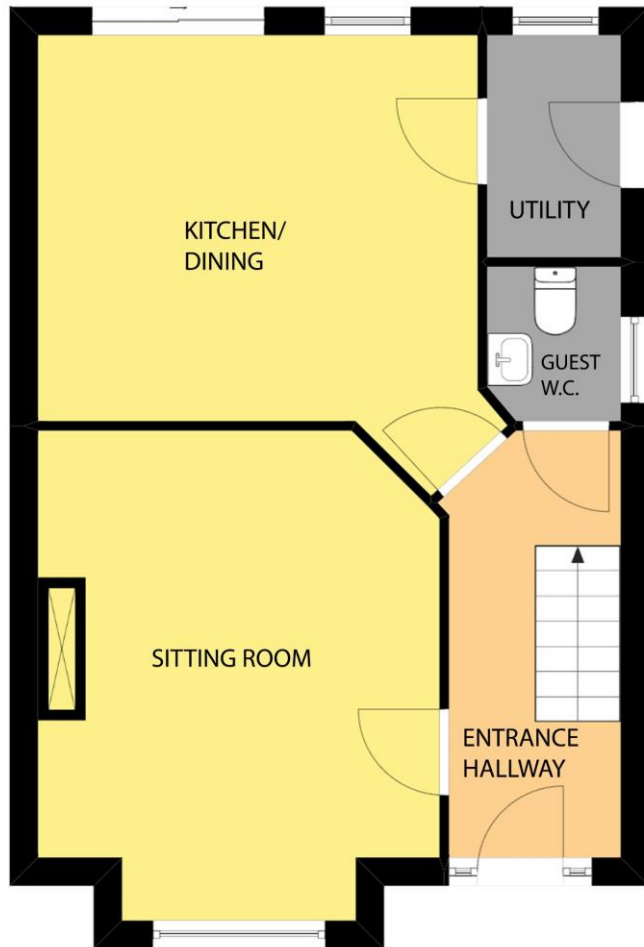


Ballymoney Golf Club – c. 20 minutes driving distance





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 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): C3 BER No. 104895578
Energy Performance Indicator: 218.26 kWh/m²/yr

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

Sales Agent

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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