

For Sale

Asking Price: €300,000

**Sherry
FitzGerald**
O'Leary Kinsella



25 Seaview Court,
Kilmuckridge,
Co. Wexford
Y25 XK60

BER C

sherryfitz.ie



25 Seaview Court is an exceptionally well-presented three-bedroom detached residence located in the heart of the highly desirable coastal village of Kilmuckridge.

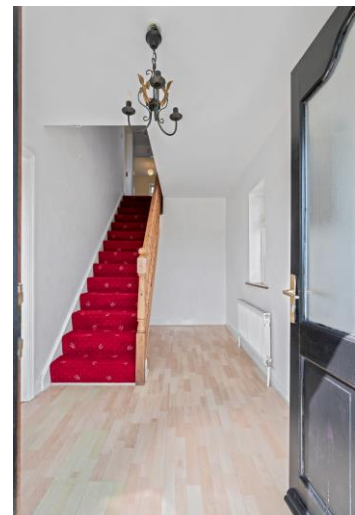
Ideally situated within walking distance of the village centre and just minutes from some of Wexford's finest beaches, this superb home enjoys the very best of coastal living. The area is renowned for its stunning, uninterrupted sandy shoreline, with nearby Morristcastle Beach proudly holding the prestigious Blue Flag award and forming part of one of the longest stretches of beach in Europe.

Extending to approximately 117 sq. m. (1,259 sq. ft.), this attractive home comes to the market in excellent condition throughout, offering bright, spacious accommodation and all the comforts of modern living. Upon entering, a welcoming hallway leads to a generously proportioned sitting room with open fire. To the rear, a light-filled kitchen/dining area provides the perfect space for family life and entertaining, complemented by a utility room, guest WC, and a ground-floor bedroom.

Upstairs, there are two spacious bedrooms, including a master bedroom with en-suite. A second spacious bedroom features a walk-in-closet. The accommodation is thoughtfully designed and well finished.

Combining an enviable location with beautifully maintained interiors, 25 Seaview Court presents a wonderful opportunity to acquire a permanent residence, holiday home, or investment property in one of County Wexford's most sought-after seaside locations.

Early viewing is highly recommended.



Accommodation

Ground Floor

Entrance Hall 2.3m x 4.1m (7'7" x 13'5"): wood flooring.

Living Room 5.2m x 6.5m (17'1" x 21'4"): at widest point, wood flooring and feature open fireplace, 2 x bay windows.

Kitchen 4.2m x 3.3m (13'9" x 10'10"): tiled flooring, built-in units and sliding door to rear garden.

Utility Room 1.3m x 1.5 (4'3" x 1.5):

W.C. 1.3m x 1.5m (4'3" x 4'11"): linoleum flooring, w.c, and wash hand basin.

Bedroom 3 2.7m x 4.0m (8'10" x 13'1"): wood flooring.



First Floor

Landing 2.3m x 5.5m (7'7" x 18'1"): at widest point, carpet flooring.

Master Bedroom 3.4m x 4.6m (11'2" x 15'1"): at widest point, wood flooring.

Ensuite 2.7m x 0.9m (8'10" x 2'11"): wood and partial linoleum flooring, w.c, wash hand basin and shower.

Bedroom 2 4.1m x 5.4m (13'5" x 17'9"): at widest point, wood flooring.

Walk in Closet 1.6m x 1.6m (5'3" x 5'3"):

Bathroom 2.3m x 2.6m (7'7" x 8'6"): wood flooring, partially tiled wall, bath, w.c and wash hand basin.





Special Features & Services

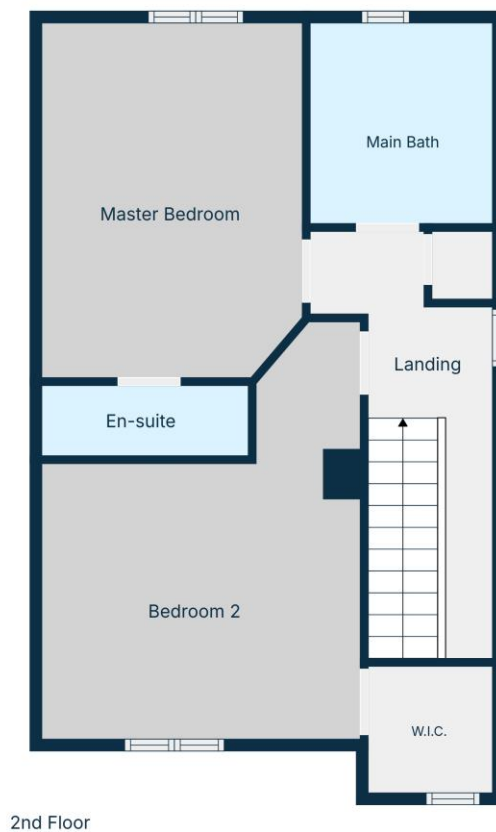
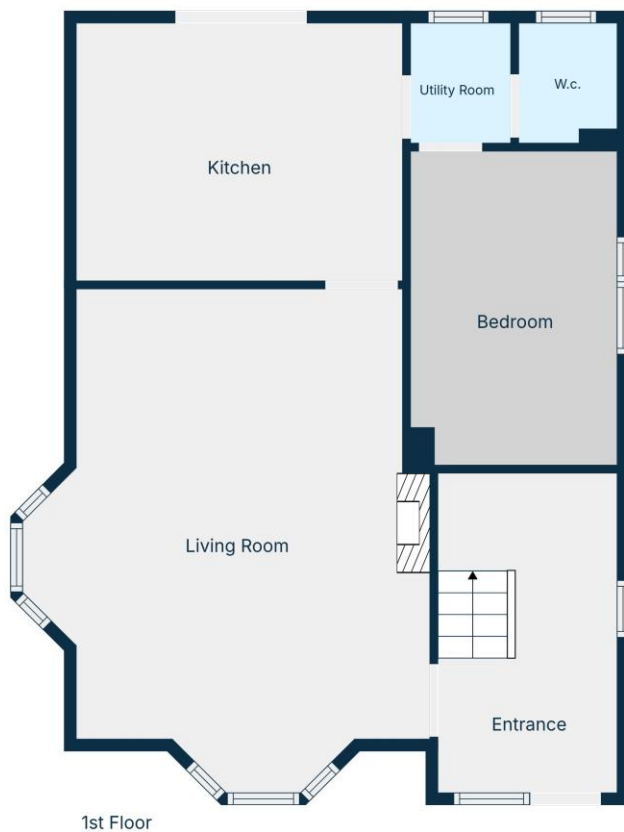
- Spacious accommodation of approximately 1,259sq ft
- Walk in condition
- Beautiful coastal setting
- Large enclosed rear garden with stunning countryside views.
- Superb location in Kilmuckridge village and 22km to Gorey town centre, 18km to M11





Directions
Y25XCK60





Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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

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.
PSRA Registration No. 001510