

FOR SALE

AMV: €380,000

File No.E264 .CWM



1 Radharc An Chuain, Castlebridge, Co. Wexford Y35 KRR8

- Newly built in 2022, A2 rated within walking distance of Castlebridge village, minutes' drive from Curracloe Beach, Wexford town and the M11 to Dublin.
- Three bedrooms, three bathrooms with a sunroom extending to c. 125 sq.m.
- Accommodation comprises of; Entrance hall, sitting room, kitchen / dining room, sunroom with French doors leading to the east / south garden patio, utility and guest w.c. Upstairs master with ensuite, bedroom 2 double and bedroom 3 single with family bathroom. Stirra to attic.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**



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Welcome to No. 1 Radharc An Chuain, an exceptional three-bedroom semi-detached home built in 2022, ideally positioned within walking distance of all the amenities in the vibrant village of Castlebridge. Designed with comfort and efficiency in mind, this stylish property extends to approximately 125 sq.m and features bright, contemporary interiors.

The ground floor offers a welcoming entrance hall, a cosy sitting room, and a modern open-plan kitchen/dining area leading to a purpose-built sunroom extension, where French doors open onto an east / south-facing patio and garden, perfect for morning coffee or evening relaxation. A utility room and guest w.c. complete the ground floor, while upstairs hosts a spacious master bedroom with ensuite, a generous double bedroom, a single bedroom, and a family bathroom, with Stira access to the attic for extra storage.



Castlebridge is a thriving village offering a supermarket, restaurants, takeaways, a primary school, church, and sports facilities for all ages. The stunning Curracloe Beach, famed for its pristine sands and natural beauty, is less than a 10-minute drive away, while Wexford Town lies just five minutes down the road, providing an array of shops, cafés, and cultural attractions. With mains water and drainage, fibre broadband, and an energy-efficient air-to-water heat pump, No. 1 Radharc An Chuain is the perfect blend of modern living and village charm — a superb opportunity to make a home in one of Wexford's most desirable locations.

It is highly recommended, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393

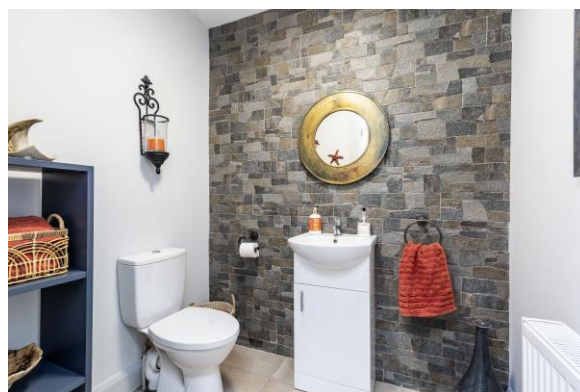
ACCOMMODATION

Entrance Hallway	5.39m x 1.92m	Timber laminate flooring throughout, stone cladding feature walls, beautiful light fittings.
Large Sitting Room	5m x 4.06m	Timber laminate flooring throughout, feature panel wall with tv points, feature bay window overlooking front driveway and common green areas. Thermostat control.
Kitchen/Dining Room	4.57m x 4.06	Timber laminate flooring throughout, fully fitted kitchen with floor and eye level cabinets and separate island with breakfast counter space, ample worktop space with tile splashback, Zanussi built in oven, Zanussi induction hob under extractor fan, stainless steel sink with double drainer under with overlooking side passage way, Zanussi integrated dishwasher and integrated fridge freezer with a pantry drawer set.
Extension Sunroom built in 2023	3.78m x 2.33m	Timber laminate flooring throughout, French doors leading out to the south facing garden with large patio area and mature bedding surround.
Utility Room	3.09m x 1.90m	Tiled flooring, built in worktop, cabinetry space with large worktop counter, Candy washing machine and Candy dryer, Panasonic air to water heat pump cylinder station with cabinetry overhead. Door leading through to rear garden.
<i>Door to:</i> Guest Bathroom	1.91m x 1.45m	Tiled flooring, feature stone wall with w.h.b and cabinetry space underneath and w.c.
<i>Timber carpeted staircase leading to:</i>		









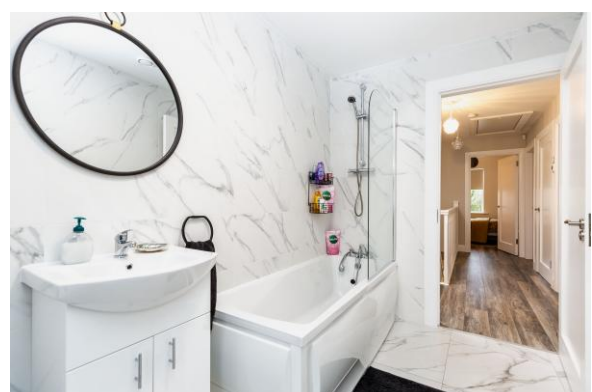
ACCOMMODATION

First Floor

Landing	4.09m x 2.18m	Timber laminate flooring throughout, thermostatic control point, stairs leading to attic with part flooring. Large storage press with open shelves.
Master Bedroom	4.01m x 3.83m	Timber laminate flooring throughout, large window overlooking rear garden, built in double bay wardrobes, ample electric points and tv points.
<i>Door leading through to:</i>		
En suite	2.96m x 0.99m	Tiled flooring, enclosed pressure pump shower with stone tile surround and rainwater shower head, w.h.b with cabinetry underneath and stone tile splashback and w.c.
Bedroom 2	4.45m (max) x 3.81m	Timber laminate flooring throughout, window overlooking front driveway and common green area.
Bedroom 3	2.58m x 2.46m	Timber laminate flooring throughout, window overlooking front garden and common green area.
Family Bathroom	3.37m x 1.90m	Tiled flooring, floor to ceiling tile surround, bath with chrome faucet and separate pressure pump shower overhead with glass door, w.h.b with cabinetry underneath and w.c.

Total Floor Area: c. 125 sq.m / 1,345 sq.ft





Features

- Walking distance to Castlebridge village centre
- Newly built in 2022
- Two-storey semi-detached
- Three-bedroom, three bathrooms
- Extending to c. 125 sq.m

Outside

- Beautifully designed rear garden
- Large patio under the southerly aspect
- Tarmac driveway
- Enclosed rear garden
- Footpath surround

Services

- Mains water
- Mains drainage
- Air to water heat pump
- Fibre broadband

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: Eircode: Y35 KRR8





This floor plan is for illustration purposes only and should not be relied on. Intending purchasers and/or lessees must independently satisfy themselves in relation to exact floor areas / sizes. We take no responsibility for any errors contained within the floor plan including any omissions or inaccuracies. All measurements and details are approximate including dimensions and/or measurements for doors, windows, rooms and all other details within the floor plan.



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Building Energy Rating (BER): A2 BER No. 116161894
Energy Performance Indicator: 42.92 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