

FOR SALE

AMV: €415,000

File No. E234 CWM



11 Thornfield, Castlebridge, Co. Wexford Y35 CRC3

- Superb semi-detached four-bedroom property nestled in the picturesque village of Castlebridge, walking distance to all amenities.
- Built in 2024 offering insulated timber frame construction with an A2 BER rating.
- High quality fitted kitchen including all appliances and utility room. New flooring throughout and quality slide robes in the master bedroom with 2 door wardrobes in the second bedroom.
- Ready for immediate occupancy, this 4-bedroom, 3-bathroom family home extends to c. 138 sq.m. Eight years remaining on Homebond
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**



11 Thornfield, Castlebridge, Co. Wexford Y35 CRC3

No. 11 Thornfield is a semi-detached two-storey residence, nestled in the picturesque village of Castlebridge is designed for those with an eye for style and a taste of opulence, located in the heart of Castlebridge village. This impressive home in Thornfield offers a generous detached 4 bedroomed, 3 bathrooms, providing ample for space for both relaxation and entertainment. The property extension to circa 138 sq.m and is A rated, built in 2024.

The property enjoys a south facing, walled rear garden with 30 sq.m. cobble lock patio. There is a maintenance free external finish where no painting is required. Highly insulated with timber frame construction with A2 BER rating including an air-to-water heat pump serving underfloor heating at ground floor and aluminium radiators at first floor level on a zoned heating system. There is a pressurised domestic water system. The windows are triple glazed, both windows and doors fitted by Senator Windows.



Castlebridge itself, is the birthplace of the Guinness Book of Records offer a wide range of amenities within walking distance to this family home, including a primary school, supermarket, pharmacy, church, bars & restaurants. The property offers easy access to the N11 & M11 national road network and connectivity is seamless to Wexford town, Wexford link bus serviced stops conveniently outside right at the development doorstep, only 5 minutes bus ride away all that Wexford town has to offer unfolds before you.

Moreover, the greater Wexford area caters to every interest, presenting an abundance of lifestyle pursuits just moments from your doorstep. Take a leisurely stroll along the sandy shores of Curracloe or Rosslare Beaches or immerse yourself in the tranquillity of a forest walk at the renowned Raven Point Nature Reserve. For a more laidback day, indulge in the serenity of Johnstown Castle. Notably, two world-class amenity areas, Curracloe Beach and Raven Point Nature Reserve, are mere minutes away.

Don't miss out on this incredible opportunity to experience the best of village living, while still being within reach of all that Wexford town and its surroundings have to offer. Act now and embrace a life of beauty, culture, and convenience at Thornfield. An excellent choice for families seeking a serene retreat in a mature residential area, this property is a must-see.

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ACCOMMODATION

Entrance Hallway	4.34m x 1.73m	Tiled flooring throughout. Storage under staircase.
Sitting Room	5.26m x 3.38m	Timber laminate flooring, large window overlooking front driveway, tv points and electrical points.
Open Plan Kitchen/Dining/Living Space	6.48m x 6.24m	Tiled flooring throughout, fully fitted kitchen with floor and eye level cabinets and separate island, ample worktop space with subway tiled splashback, stainless steel sink and drainer under large window overlooking back garden. Appliances include Indesit four ring gas hob under extractor fan, Bosch fridge freezer, Hotpoint oven, space for a microwave, Hotpoint dishwasher. Double doors built in 1.60m x 1.01m with tiled flooring, electric plug points and lighting, multi-functional space or ideal pantry space. To the Living Area, tv points and electrical points in two areas and ample space for a large dining table. large sliding doors leading out to 30 sq. m cobble lock patio in a direct south facing aspect ideal for alfresco outside dining.
Doors leading through to: Utility Room	2.01m x 1.46m	Rear door access. Tiled flooring throughout, Hotpoint washing machine and Hotpoint dryer under built in worktop counter space and step up to laundry shelving with plug points.
<i>Off Central Hallway:</i> Guest Bathroom	1.56m x 1.44m	Tiled flooring, w.h.b with mirror splashback and w.c.

From the entrance hall, timber carpeted staircase, extra wide, leading to:





ACCOMMODATION

First Floor

Landing Area	4.54m x 2.08m	Carpeted flooring throughout. Door to hot-press with open shelf space and all mechanics for electric heat pump. Hatch to attic overhead.
Master Bedroom	4.22m x 3.49m	Carpeted flooring throughout and large window overlooking front driveway, built in slide robes, tv points and electric points
<i>Door leading through to:</i>		
Ensuite	1.97m x 1.92m	Tiled flooring with half wall tiled surround, enclosed pressure pump shower with rainwater shower head and tiled floor to ceiling, w.h.b with storage underneath and w.c.



ACCOMMODATION

Bedroom 2	3.47m x 3.41m	Carpeted flooring throughout, large window overlooking south facing rear garden and ample electric points.
Bedroom 3	4.26m x 2.70m	Carpeted flooring, large window overlooking rear garden, built in double bay wardrobe, ample electric points.
Bedroom 4/Home Office	2.77m x 2.66m	Carpeted flooring, large window overlooking cobble lock driveway, ample electric points.
Family Bathroom	2.24m x 2.22m	Tiled flooring, bath with tiled surround and chrome faucet with shower head, w.h.b with built in cabinetry underneath, tiled splashback with half wall tiled surround, mirror and lighting overhead, w.c and pocket for further storage,

Total Floor Area: c. 138 sq.m / 1,485 sq.ft







Features

- Built in 2024
- 4 Bedrooms, 3 bathrooms
- Extending to 138 sq.m / 1,485 sq. ft
- Village centre
- Walking distance to all amenities

Outside

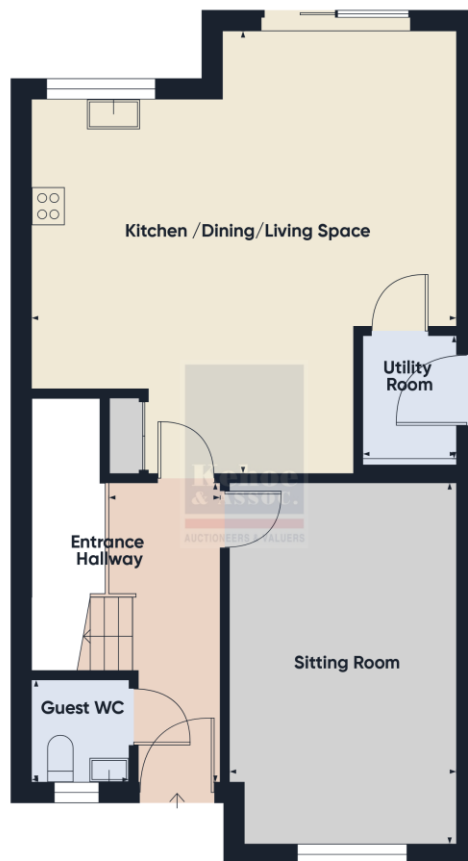
- Cobble lock driveway with space for two cars
- Enclosed rear garden with side gated entrance.
- Large directly south facing cobble lock patio with concrete wall surround and raised bed area to the rear. Outside tap and outside plug points

Services

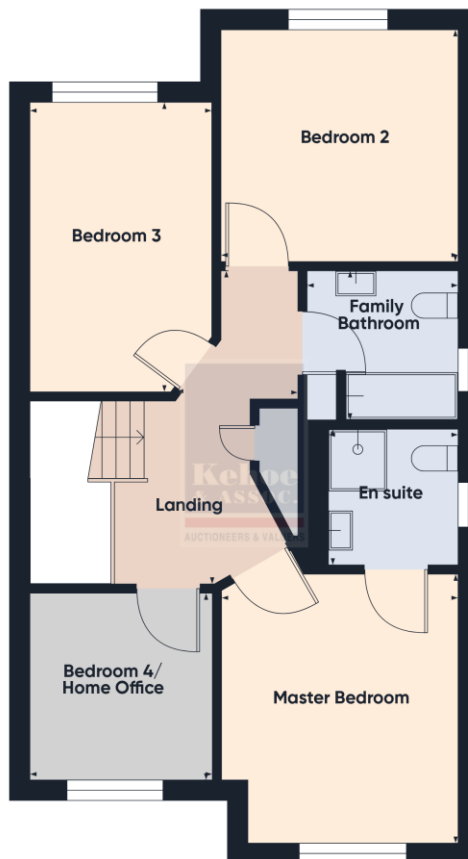
- Mains water
- Air to water heat pump and fibre broadband
- Fibre broadband
- Electric point outside to support EV car plug

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 CRC3



Floor 0



Floor 1

Building Energy Rating (BER): A2 BER No. 117367508
Energy Performance Indicator: 33.19 kWh/m²/yr

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

Sales Agent

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