

# FOR SALE

AMV: €345,000

File No. d189.BF



## ‘The Birches’, Kilmuckridge, Co. Wexford

- Charming detached 3 bedroomed family home with attic conversion and spacious games/party room situated in the coastal village of Kilmuckridge within walking distance of all amenities.
- Only a couple of minutes’ drive from the fabulous sandy beaches at Morriscastle and Tinnaberna. Enjoy the freedom and beauty of the fabulous Wexford Coastline offering endless kilometres of sandy beach and dunes to ramble and enjoy.
- The property is offered for sale fully furnished in walk-in condition. Finished to a high standard with meticulous attention to detail and quality finish throughout.
- The property is set back nicely from the road with ample off-street parking. Very private site with a lovely sunny aspect perfect for outdoor dining or a spot of sunbathing.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe  
& ASSOC.**

## The Birches, Kilmuckridge, Co. Wexford

**Description:** Charming detached 3 bedroomed family home with attic conversion and spacious games/party room situated in the coastal village of Kilmuckridge within walking distance of all amenities. Only a couple of minutes' drive from the wonderful sandy beaches at Morriscastle and Tinnaberna. Enjoy the freedom and beauty of the fabulous Wexford Coastline offering endless kilometers of sandy beaches and dunes to ramble and enjoy. Kilmuckridge offers an excellent range of amenities including a supermarket, pharmacy, post office, hardware shop, café's, hotel, restaurants, and pubs. An ideal location for any growing family with an excellent Primary School, Secondary School and Childcare Facilities all within walking distance.

The property is offered for sale fully furnished, in walk-in condition. Finished to a high standard with meticulous attention to detail and quality finish throughout. It has been well maintained and lovingly cared for over the years and is presented to the market in pristine condition. This well-designed home offers well laid out accommodation, with generously proportioned reception rooms, 3 double bedrooms. Fabulous games/party room designed for entertaining with dual aspect French doors front and rear, drift out to the front garden to take the lovely sea views or relax in the privacy of the south facing rear garden the perfect spot for an evening barbeque.

The property is set back nicely from the road with low maintenance garden, tarmac drive and forecourt offering ample off-street parking to the front with lovely sea views. Exceptionally private rear garden with lovely southerly aspect simply laid out mainly in lawn and some nice ornamental trees and shrubs. Extensive decking off the games/party room perfect for outdoor dining, entertaining or an evening barbeque.

This property would make a lovely permanent home sure to satisfy the needs of any growing family. It would also have much to offer anyone looking for a coastal retreat with excellent amenities on your doorstep, beautiful coastline and fabulous sandy beaches within easy reach.

Early viewing comes highly recommended, contact Wexford Auctioneers Kehoe & Associates 053-9144393.



## ACCOMMODATION

Entrance Hallway	5.60m x 1.96m	With tiled floor and under stairs storage press.
Kitchen/ Dining room	6.75m x 3.16m	With excellent range of floor and eye level cabinets, integrated hob, extractor, dishwasher, part tiled walls and tiled floor.
Utility Room	1.92m x 1.69m	With built-in storage press, worktop, washing machine tumble dryer and door to outside.
Guest WC	1.91m x 0.98m	With wc, whb, part tiled walls and tiled floors.
Sitting Room	6.76m x 3.11m	With feature open fireplace, dual aspect windows and door to Games room.
Games/Party Room	5.77m x 5.14m	With built-in bar, timber sheeted ceiling, laminate floor and French doors front and rear.

## **First Floor**

Bathroom	3.17m x 2.03m	With bath and electric shower over, wc, whb, part tiled walls and tiled floor.
Hotpress		Dual immersion.
Bedroom 1	3.28m x 3.17m	With shower room ensuite.
Ensuite	3.17m x 1.20m	With tiled shower stall, wc, whb, part tiled walls and tiled floor.
Bedroom 2	3.53m x 3.92m	
Bedroom 3	3.10m x 3.11m	

Attic room

**Total Floor Area: c.155.2 sq.m. / 1,670 sq.ft.**



## Features

- Close to sandy beaches at Morriscastle and Tinnaberna
- Convenient village centre location
- Walking distance all amenities
- Presented in pristine condition
- Fully furnished

## Outside

- Tarmacadamed drive and forecourt
- Ample off-street parking.
- Extensive decking
- Mature low maintenance garden
- Private west facing rear garden. (Not Overlooked)

## Services

- Mains electricity
- Mains water
- Mains drainage
- OFCH
- Alarm

**NOTE:** All carpets, curtains, blinds, light fittings, hob, extractor, oven, dishwasher, fridge, freezer, washing machine, tumble dryer and furniture are included in the sale. All pictures, ornaments, lamps and personal items are expressly excluded from the sale.

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

**DIRECTIONS:** From Kilmuckridge Village take the Blackwater Road passing Hammel's Supermarket on the left and The Birches is the 5<sup>th</sup> house on the right-hand side. For Sale Sign. **Eircode Y25R583**









GROUND 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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FIRST FLOOR





**Building Energy Rating (BER): D1 BER No. 115377210**  
**Energy Performance Indicator: 229.8 kWh/m<sup>2</sup>/yr**

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**Kehoe & Assoc.,**

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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. PRA No. 002141