

FOR SALE

AMV: €375,000

File No. D429.7CWM



7 Thornfield, Castlebridge, Wexford

- Ready for immediate occupancy, this 4 bedroom, 3 bathroom family home extends to 129 sq. ft.m.
- A newly built home offering insulated timber frame construction with an A2 BER rating extremely economical to heat.
- High quality fitted kitchen from Slaney Kitchens including an island unit and utility room. All kitchen appliances are included. High quality slide robes in the master bedroom with 2 door wardrobe in the second bedroom.
- 10 year homebond structural guarantee with 5 year homebond mechanical electrical defects insurance in place.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

7 Thornfield, Castlebridge, Wexford

No. 7 Thornfield comes to the market ready to occupy immediately. This new development nestled in the picturesque town of Castlebridge, Co. Wexford 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 4 bedroomed, 3 bathrooms, providing ample for space for both relaxation and entertainment. The property extension to circa 129 sq.m and is A rated, built in 2024.

Castlebridge itself, notorious as the birthplace of the Guinness Book of Records offer a platter of amenities with close proximity to this new home, a primary school, supermarket, pharmacy, church, bars & restaurants are all within walking distance. 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. To arrange a viewing, please contact Kehoe & Assoc. at 053 9144393.



ACCOMMODATION

| | | |
|----------------------|---------------|---|
| Hallway | 4.20m x 1.91m | Tiled flooring throughout. Ample space for boot room and understairs storage area. |
| Livingroom | 5.10m x 3.37m | Newly laid timber laminate flooring and numerous chrome finished electric points. Large windows overlooking front driveway. |
| Kitchen/Dining room. | 6.22m x 5.2m | Fully fitted with tiled flooring, newly installed floor and eye level cabinets, island unit to the centre, please note all electrical appliances to be installed including a fridge freezer, electric oven, induction hob with extractor fan overhead and dishwasher, ample worktop space with stainless steel sink unit, tiled splashback. The kitchen is flooded with light thanks to the benefit of a south facing garden and large sliding doors arriving out to the 30 sq. m cobble lock patio and further area of grass in lawn there is a side entrance with gate. |
| Pantry | 1.61m x 0.91 | Double doors. Tiled flooring throughout. Ample wall space for fitted units. |
| Utility Room | 2.01m x 1.45m | Worktop counter with space, plumbed for washing machine and space for dryer. |
| Guest Bathroom | 1.67m x 1.44m | Tiled floor, w.h.b. & w.c.. |

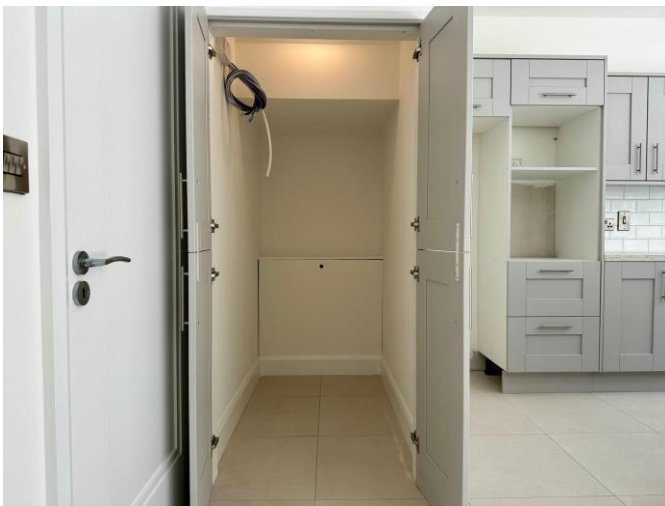
Timber staircase leading to:



First Floor:

| | | |
|-----------------|---------------|---|
| Landing | 3.76m x 2.54m | Door to hotpress. Hatch to attic overhead. |
| Master Bedroom | 3.93m x 3.41m | Fitted slide robe with large window overlooking front driveway. |
| En Suite | 2.11m x 1.21m | Tiled flooring, shower with floor to ceiling tiled surround including pressure pump shower with dual heads including rain water shower head and separate slider shower head. w.h.b. with light overhead and w.c.. |
| Bedroom 2 | 4.56m x 2.64m | Fitted wardrobe and large window overlooking rear garden. |
| Bedroom 3 | 3.51m x 3.29m | Large window overlooking rear garden. |
| Bedroom 4 | 2.75m x 2.66m | Window overlooking front driveway. |
| Family Bathroom | 2.32m x 2.04m | Tiled flooring, bath with tiled surround, w.h.b. with cabinetry storage underneath, lighting overhead, half wall tile surround, w.c.. |

Total Floor Area: c. 129 sq. m. / c. 1,388 sq. ft.







Outside

- Direct south facing gardens with private boundary wall. The property is not overlooked in any way.
- Cobble lock car parking to the front, ample space for up to 3 cars.
- Gated private side pedestrian access to the rear of the house.
- 30 sq. m cobble lock patio.
- Garden in lawn to the rear.

Features

- A2 rated newly built home built in 2024.
- 4 Bedrooms, 3 Bathrooms.
- Located in the heart of Castlebridge Village.
- Ample car parking space to the front of the property including an EV charging point wiring.

Please Note: All blinds and kitchen appliances are included in the sale.

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 Y35TYV3

Services

- Mains water.
- Mains drainage.
- Air to water high efficient heat pump with under floor heating at ground level and aluminium radiators on the first floor level. Zoned heated system.
- Pressurised domestic water system.
- Triple glazed windows and doors by Senator Windows.
- Broadband/tv services available, ducting provided to the house for Siro, choice of providers available.

Building Energy Rating (BER): A2

BER No.: 117465070

Energy Performance Indicator:

36.9 kWh/m²/yr

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VIEWING: Strictly by prior appointment with the sole selling agents only.
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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