

FOR SALE

AMV: €299,000

File No. D501.CWM



68 Chapelwood, Kilmuckridge, Co. Wexford Y25 NH96

- Superb, semi-detached family home located in Kilmuckridge Village and close to the 'Blue Flag' Beach at Morristcastle.
- A spacious home built in 2007 extending to c. 126 sq.m. / 1,356 sq.ft.
- Newly refurbished to include new flooring, new radiators, new recess lighting throughout, newly installed kitchen and electric appliances
- Accommodation briefly comprises; entrance hallway, sitting room, kitchen/dining room, utility room, guest w.c., 4 bedrooms (master en-suite), family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

68 Chapelwood, Kilmuckridge, Co. Wexford Y25 NH96

Kehoe & Assoc. are delighted to introduce No. 68 Chapelwood to the market. This newly refurbished spacious 4-bed semi-detached property built in 2007 with new flooring, new radiators, new recess lighting throughout, newly installed kitchen and electric appliances has a spacious feel with a generous sitting room, a kitchen and dining room with patio doors from the dining area lead onto the large enclosed garden. There is also a spacious utility room with door to the rear garden and a large downstairs guest w.c.

Kilmuckridge is a beautiful coastal village located in the sunny southeast. It boasts the popular sandy blue flag Morristcastle beach and its other amenities include; primary school, churches, supermarket, hotel, bars. etc. Kilmuckridge is a vibrant and busy village with much to offer. Chapelwood is a stroll away from the village and is approx. 1 hour from South Dublin and 20 min drive to the N11.

The accommodation briefly comprises of entrance hall, sitting room, kitchen/dining room, utility room, guest w.c., four bedrooms, master en-suite and family bathroom.

Early viewing of this property comes highly recommended. For further details and appointment to view contact Wexford Auctioneers; Kehoe & Associates on 053 9144393.



ACCOMMODATION

Entrance Hall	4.91m (max) x 3.16m (max)	Timber laminate flooring throughout, newly installed upright radiator and newly installed architrave, skirting boards and recess lights. Shoe rack closet.
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Open alcove leading through to:

Sitting Room	5.03m (max) x 4.62m	Newly laid laminate flooring throughout, feature bay window overlooking front driveway and gardens, newly installed Henley insert stove with granite stone tile and timber surround, built in storage cabinetry right and left of chimney breast and new blinds throughout.
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L-shaped Kitchen/Dining Area	5.84m x 4.07m	Newly laid timber laminate flooring throughout, newly installed kitchen with ample worktop space and mosaic backsplash. New appliances throughout including Samsung induction hob under extractor fan, Beko electric oven and Bosch dishwasher, double drainer stainless sink under large window overlooking rear garden with blind installed, ample worktop space throughout and Beko double fridge freezer and larder/pantry press. Sliding door leading through to rear garden with new laid patio area and further storage space.
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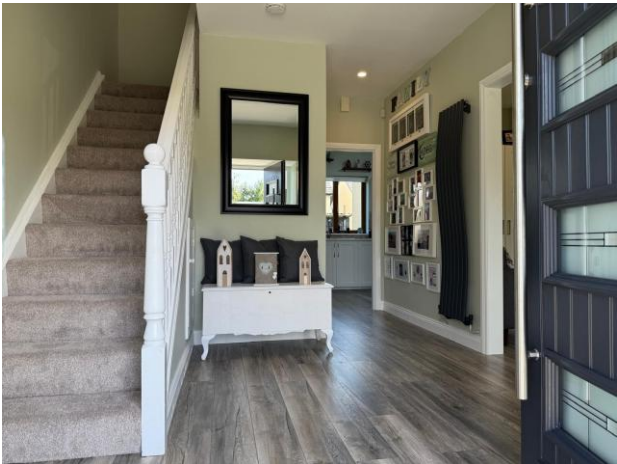
From Kitchen door leading through to:

Utility Space	2.32m x 1.95m	Newly laid timber laminate flooring throughout, floor and eye level cabinets with stainless steel sink and drainer, newly installed Samsung wash machine and Candy dryer, wall mounted ista-hanger rails bases, oil fired central heating control system and door leading to rear garden.
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Door leading through to:

Guest Bathroom	1.96m x 1.50m	Newly laid timber laminate flooring, w.h.b with wall mounted shelf and mirror, further wall mounted built in storage cabinetry and w.c.
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Newly laid carpet on timber staircase leading to:





ACCOMMODATION

First Floor

Landing Area	4.06m x 1.28m	Newly laid timber laminate flooring throughout with no saddle rails allowing easy cleaning and access, newly installed upright radiator, hop-press with insulated cylinder and open shelves.
Master Bedroom	4.56m x 4.22m (max)	Newly laid timber laminate flooring throughout. Feature bay window overlooking large green common areas, newly installed upright radiator and wall mounted mirror with jewellery cabinetry space built in and new recess lights throughout.
<i>Door leading through to:</i>		
En suite	2.14m x 1.26m	Tiled flooring, corner enclosed shower with Triton electric T90 z with glass doors, w.h.b with tiled splashback, mirror and lighting overhead and w.c.
Bedroom 2	3.44m x 3.16m	Newly laid timber laminate flooring, newly installed radiator, large window overlooking rear garden.
Family Bathroom	2.56m x 1.76m	Tiled flooring, bath with new installed Triton T90 rain water shower head, w.h.b and w.c.
Bedroom 3	3.57m x 2.92m	Newly laid timber laminate flooring throughout, large window overlooking common green area, new recess light and newly installed radiator.
Bedroom 4	2.58m x 2.48m	Newly laid timber laminate flooring throughout, large window overlooking rear garden, newly installed radiator.

Total Floor Area: c. 126 sq.m / 1,356 sq.ft





Features

- Located in Kilmuckridge Village
- Newly refurbished semi-detached family home
- 4 Bedrooms, 3 Bathroom
- Extending to c. 126 sq. m
- Built in 2007
- In turnkey condition

Outside

- Large enclosed garden
- Newly laid patio
- Garden shed
- Separate workshop
- Off street parking
- Quite cul de sac

Services

- Mains water
- Mains drainage
- OFCH
- 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: Y25 NH96





Building Energy Rating (BER): B3 BER No. 116699828
Energy Performance Indicator: 143.93 kWh/m²/yr

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

Sales Agent

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