

FOR SALE

AMV: €285,000

File No. d252.CWM



No. 5 Echo Beach, Kilmore Quay, Co. Wexford

- Wexford coastal sea views in this superb Kilmore Quay property.
- Built in 2002 with high quality finishes throughout including Senator double glazed windows
- 3 bedrooms, 3 bathrooms, extending to c. 100 sq.m. / 1,076 sq.ft.
- Acc. briefly comprises; entrance hallway, sitting room, dining/living area, kitchen and guest w.c. on ground floor. 3 bedrooms (master en-suite) and family bathroom on first floor.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

No. 5 Echo Beach, Kilmore Quay Co. Wexford

Kehoe & Assoc. are delighted to present this superb property at 5 Echo Beach, located in the picturesque village of Kilmore Quay. Beautiful views of the coastline and endless kilometres of beaches on your doorstep. The Kilmore Quay amenities range from hotel, The Marina, pubs, shops, restaurants and a short distance drive to the award winning 'Mary Barry's Gastro Pub'. The property is comprised within a small development hosting superb sea views, gas central heating. The property was built in 2002 and by design avails of natural light throughout the spacious living accommodation.

The accommodation internally includes an entrance hallway, sitting room with open fire & super sea views, dining/living room area with sea views and sliding door access to south-westerly facing garden. The kitchen is fully-fitted with all appliances included in the sale. The upstairs comprises 3 bedrooms (master en-suite) and family bathroom.

The south-westerly facing rear garden is in lawn with a garden shed and separate pedestrian access.

Viewing comes highly recommended and is strictly by prior appointment with the sole selling agents. To arrange a suitable viewing time, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.

Kilmore Quay



ACCOMMODATION

Entrance Hallway	2.30m x 1.95m	Tiled flooring.
Sitting Room	4.00m x 3.32m	Solid timber floor, feature open fireplace & timber mantle. Two windows overlooking sea views.
Dining Room/Living Area	5.28m x 3.32m	Solid timber flooring, dual aspect windows overlooking front sea views. Sliding patio doors to rear garden.
Kitchen	3.50m x 2.71m	Tiled flooring, fully fitted kitchen with floor & eye level cabinets, Zanussi washing machine, integrated Zanussi dishwasher, integrated Zanussi oven with 4-ring gas hob & extractor fan overhead. Large window overlooking rear garden. Hotpress with ample shelving.
Guest W.C.	1.42m x 1.36m	Tiled flooring, w.h.b. with tiled splashback & mirror overhead, w.c. Door to understairs cupboard.
Timber carpet staircase to first floor		
Landing	1.90m x 1.43m	
Master Bedroom	4.25m x 3.26m	Timber laminate flooring, large window overlooking rear garden.
En-suite	3.42m x 1.03m	Tiled flooring, enclosed corner tiled shower stall with Triton T90si shower. W.C., w.h.b. with tiled splashback and mirror & light overhead.
Bedroom 2	3.99m x 3.31m	Timber laminate flooring, large window overlooking superb sea views.
Bedroom 3	3.26m x 2.41m	Timber laminate flooring, window overlooking rear garden.
Family Bathroom	3.90m x 1.73m	Tiled flooring, corner bath with tile surround and chrome showerhead, w.h.b. with tiled splashback, mirror & light overhead, w.c.

Total Floor Area: c. 100 sq.m. / 1,076 sq.ft.





Features

- Central location in Kilmore Quay Village.
- Superb sea views.
- Built-in 2002.
- 3 bedrooms, 3 bathrooms.
- Extending to c. 100 sq.m. / 1,076 sq.ft.

Outside

- Enclosed private south-westerly garden
- Pedestrian access
- Garden shed
- Communal parking

Services

- Mains water
- Mains drainage
- Calor gas burner.
- Broadband available
- Senator double windows throughout

Management Resident Fees: €200 - this includes grass cutting, maintaining hedges and power-washing cobblelock stone. The remainder details have been taken over by Wexford County Council.

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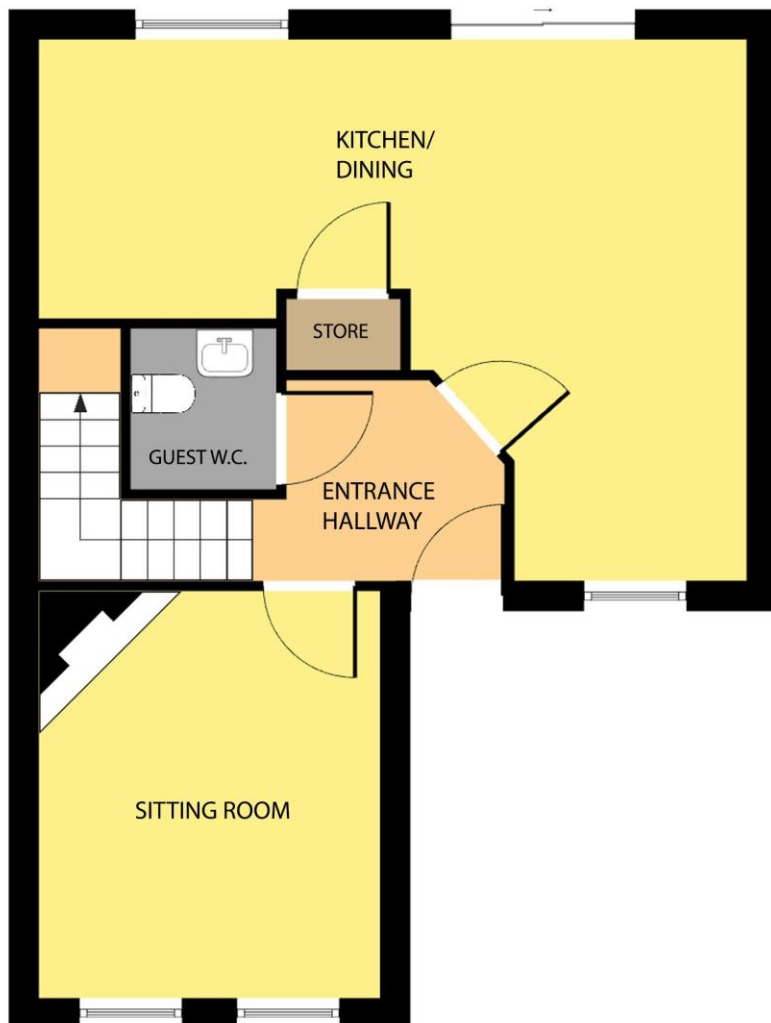
Directions: Eircode: Y35 T282

Spacious Rear Garden

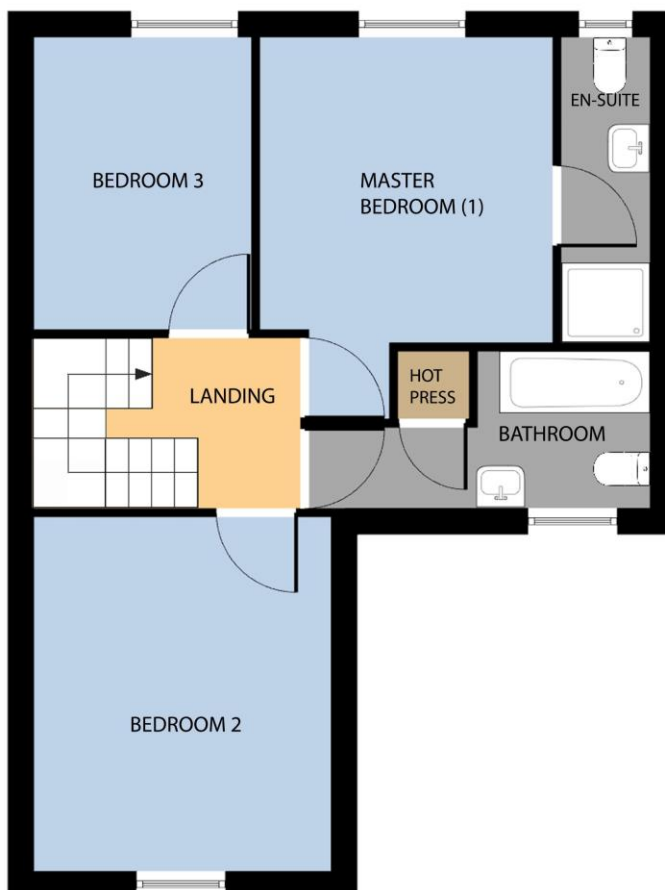




GROUND FLOOR



FIRST 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 misstatement. 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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Building Energy Rating (BER): D2 BER No. 115518748
Energy Performance Indicator: 277.28 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

