

FOR SALE

AMV: €160,000

File No. E358.CWM



13 Hazelwood, Bridgetown, Co. Wexford Y35 KW50

- Nestled in the vibrant village of Bridgetown, this pristine two-bedroom end of terrace home is just a stroll away from shops, cafes, and schools, with easy bus links to Wexford Town and nearby charming Kilmore Quay.
- Immaculately maintained and tastefully decorated, built in 2007 the property extends to c. 61 sq.m.
- Enjoy an enclosed rear garden with side access, proximity to excellent childcare and play facilities, and the breathtaking Wexford coastline just minutes away, making it perfect for families and holiday getaways.
- The accommodation comprises of an entrance hallway, kitchen, spacious sitting room with garden access, guest w.c. Upstairs is a master bedroom With door to Jack & Jill bathroom and a further double bedroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

13 Hazelwood, Bridgetown, Co. Wexford Y35 KW50

This pristine two-bedroom end of terrace residence is situated in the village of Bridgetown, within convenient walking distance of various amenities. Bridgetown is a vibrant village that offers a range of shops, cafes, pubs, a garage, a pharmacy, a hair salon, a take-away, a post office, and a medical centre. Additionally, regular bus services to Wexford Town are available. The charming fishing village of Kilmore Quay, renowned for its beautiful marina and sandy beach, is located less than a ten-minute drive away, the sandy beach at Ballyhealy is 6 kms.

The local secondary institution, Bridgetown Vocational College, is a brief walk from the property, and a bus stop is conveniently positioned outside the development for the local primary school in Kilmore. Furthermore, excellent childcare facilities are just a few minutes' drive away, and a public play park is directly across the street.

This immaculate property has been exceptionally well maintained, tastefully decorated, and is presented in superb condition. The accommodation is thoughtfully arranged, featuring a separate kitchen, a spacious sitting room with sliding doors leading to the rear garden, two bedrooms and a family bathroom. The enclosed rear garden with side access.

'13 Hazelwood' would serve as an ideal family home, investment property, or holiday residence, all within walking distance of excellent amenities and less than a ten-minute drive from the stunning Wexford coastline and numerous sandy beaches.

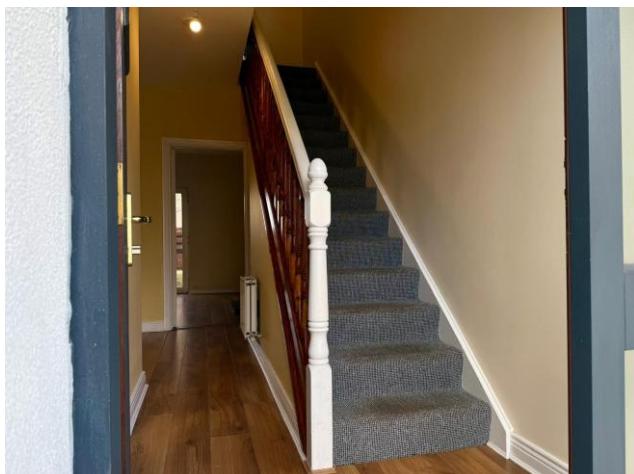
Early viewing of this property comes highly recommended. For further details and appointment to view contact Wexford Auctioneers; Kehoe & Associates on 053 9144393.



ACCOMMODATION

Entrance Hall	4.28m x 2.07m (max)	Timber laminate flooring throughout.
Galley Kitchen	3.56mx 1.74m	Tiled flooring, floor and eye level cabinets, stainless steel sink with drainer, ample worktop space, Normende washing machine, belling oven and four ring hob, free standing Whirlpool fridge freezer.
Guest Bathroom	1.50m x 1.39m	Lino flooring w.h.b with tiled splashback shelf mirror overhead and w.c.
Sitting Room	3.59mx 3.57m	Timber laminate flooring, open fireplace, French door leading through to rear garden with boiler house, oil tank and separate access leading out to the common green area, ideal for storing bin.

From the entrance hall, carpeted staircase leading to:





ACCOMMODATION

First Floor:

Landing Area	2.39m x 1.90m	Carpeted flooring.
Master Bedroom	3.00m x 3.57m	Carpeted flooring, large window overlooking rear garden.

Door leading through to Jack & Jill Bathroom from Landing:

Bathroom	2.96mx 1.55m	Lino flooring, bath with Triton T90 electric shower overhead, w.h.b with tiled splashback with mirror and lighting overhead, w.c., Velux light shaft overhead.
Bedroom 2	3.57m (max) x 3.27m (max)	Carpeted flooring, large corner window overlooking front common green areas.

Total Floor Area: c. 61 sq.m / 657 sq.ft





Features

- Built in 2007
- Prime Village Location & Amenities
- End of Terrace
- 2-bedrooms, 2-bathrooms
- Extending to c. 61 sq.m

Outside

- Enclosed garden to the rear with side access.
- Storage Shed
- Communal Parking

Services

- Mains water
- Mains drainage
- OFCH
- Broadband available

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 KW50



Ballyhealy Beach



Kilmore Quay



Building Energy Rating (BER): C1 BER No. 105302012
Energy Performance Indicator: 167.89 kWh/m²/yr

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

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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