

FOR SALE

AMV: €129,000

File No. c717.LM



Apt. 5 Barley Court, Castlebridge Village, Co. Wexford

- Situated only 7 km from the fabulous Blue-Flag beach at Curracloe and the Raven Forest Nature Reserve.
- Excellent large 2 bed own door apartment extending to c. 78 sq.m. / 839 sq.ft, in this courtyard style development.
- Presented in excellent condition throughout and ready for immediate occupation. Freshly painted.
- Acc.: entrance hallway with utility area /cloak area, staircase to inner hallway, large family kitchen with extensive fitted units, spacious family living room with balcony with views of the estuary, 2 bedrooms, family bathroom & hotpress.
- Large secure storage unit at ground floor level – external to apt and included with sale.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



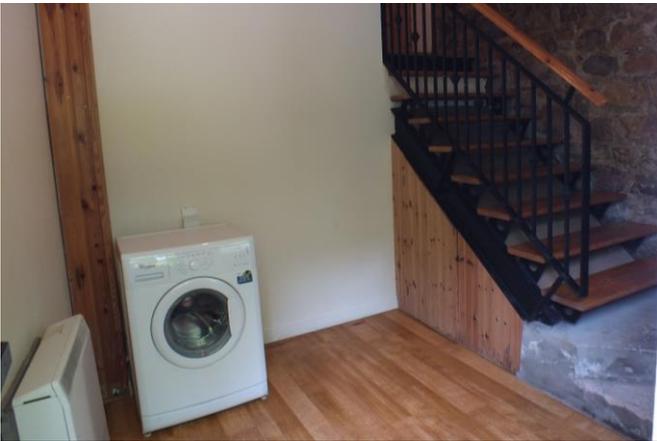
**Kehoe
& ASSOC.**

Apt. 5 Barley Court, Castlebridge Village

Excellent first floor spacious 2-bedroom apartment, located in a quiet cul-de-sac in this premier residential location on the south east coast, situated in the village of Castlebridge which offers excellent amenities including a primary school, church, pharmacy, supermarket, restaurant, GP service and yet is only 5 km away from Wexford Town which offers every possible amenity and caters for the day to day needs of either permanent or holiday living. Secondary schools are available in the town which is serviced by a public bus. Curracloe's famous beach is 7 Km to the east of this property.

This property has been lovingly maintained since new. The balconies are off both the kitchen and the living room and gain full advantage of the day and evening sun. Internally the accommodation is very well laid out. If you are searching for a first-time home, an investment or indeed a holiday home for sale in Co. Wexford this property must be viewed.

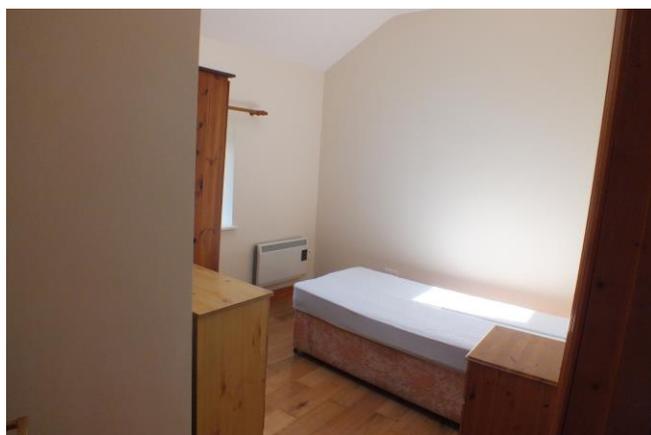
For further details and appointment to view contact the sole selling agents Kehoe & Associates at 053 9144393 or by email: louise@kehoeproperty.com



ACCOMMODATION

Entrance Hallway	2.46m x 2.13	Steps to first floor:
Sitting Room	5.39m x 3.96m	With raised feature fireplace (not open fireplace), stone surround and black hearth. Timber floor and t.v. point. Balcony with views.
Kitchen	4.93m x 3.01m	Benefits from fitted wall and floor units, stainless steel sink unit, cooker, extractor fan, dishwasher. Door to balcony and hot press.
Master Bedroom	5.18m x 2.83m	With built-in wardrobes & Timber floor.
Bedroom 2	2.80m x 2.74m	With timber floor.
Bathroom	5.79m x 1.52	With bath, whb and toilet.
Outside Storage Unit	2.43m x 2.43m	With door

Total Floor Area: c. 78 sq. m. (c. 839 sq. ft.) Plus lock up unit.



FEATURES

- Property in excellent condition.
- Two balconies.
- Close to the beach.
- Own Door.
- Courtyard Development.
- Double glazing throughout.

OUTSIDE

- Ample parking.
- Large private storage unit exclusive to apartment.

SERVICES

- Private water / sewerage.
- ESB
- Storage Heating

DIRECTIONS: Take the turn after the pharmacy towards the church and Barley Court is on your immediate right. The apartment is the second property on your right hand side.

Building Energy Rating (BER): F

BER No. 104196274

Energy Performance Indicator: 403.15 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents or
at 053 9144393 to arrange an appointment

Kehoe & Assoc.,
Commercial Quay,

Wexford

053 9144393

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Email: sales@kehoeproperty.com



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