

FOR SALE

AMV: €190,000

File No. c955.BF



35 Hazelwood, Bridgetown, Co Wexford

- **Attractive 3 bedroomed semi-detached bungalow located in the village of Bridgetown within walking distance of all amenities. Bridgetown is a bustling village with shops, pub, garage, pharmacy, hair salon, take-away, post office and medical centre. The picturesque fishing village of Kilmore Quay with its fabulous marina and sandy beach is less than 10 minutes' drive away.**
- **Entrance via the enclosed courtyard which offers great privacy to the front of the house. It has a lovely southerly aspect perfect for outdoor dining or a spot of sun-bathing. The gardens are simply laid out in lawns for ease of maintenance but offer ample space a vegetable plot, flower garden or play area.**
- **To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.**



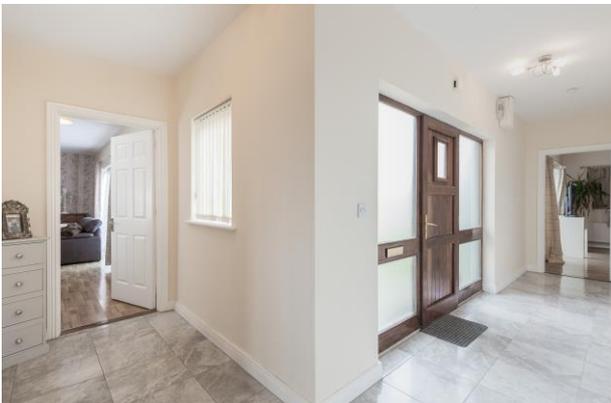
**Kehoe
& ASSOC.**

35 Hazelwood, Bridgetown, Co Wexford

Attractive 3 bedroomed semi-detached bungalow located in the village of Bridgetown within walking distance of all amenities. Bridgetown is a bustling village with shops, pub, garage, pharmacy, hair salon, take-away, post office and medical centre. Regular bus services to Wexford Town. The local secondary school Bridgetown Vocational College is a short stroll away and there is a bus stop outside the development for the local primary school in Kilmore. There are also some excellent childcare facilities within a couple of minutes' drive and a public play park literally across the street. The picturesque fishing village of Kilmore Quay with its fabulous marina and sandy beach is less than 10 minutes' drive away.

This charming bungalow has been well maintained, tastefully decorated with quality finish throughout and is presented to the market in mint condition. The accommodation is well laid and boasts 9 ft high ceilings throughout, spacious sitting with extensive glazing and patio doors opening onto the enclosed courtyard. Three double bedrooms with beautiful picture window in the master bedroom also looking onto the courtyard. The entrance to this property is via the enclosed courtyard which offers great privacy to the front of the house. It has a lovely southerly aspect perfect for outdoor dining or a spot of sun-bathing. The gardens are simply laid out in lawns for ease of maintenance but offer ample space a vegetable plot, flower garden or play area. New timber garden shed 4 m x 3.5 m.

Viewing of this charming bungalow within walking distance of excellent amenities comes highly recommended. For viewing arrangements contact Wexford Auctioneers Kehoe & Associates 053-9144393.



ACCOMMODATION

Entrance Hallway	6.71m x 1.27m	With fully tiled flooring, closet and hotpress
Hotpress		With dual immersion
Sitting Room	5.18m x 4.67m	With laminate flooring, feature marble open fireplace, extensive glazed window and sliding patio doors to courtyard.
Kitchen	5.55m x 3.00m	With built-in floor and eye level units, breakfast bar, gas hob, extractor, plumbing for washing machine, dishwasher, part-tiled walls, fully tiled flooring and door to outside
Bedroom 2	3.38m x 2.97m	With laminate flooring.
Bathroom	2.67m x 2.26m	Bath with shower mixer taps and power shower over, w.c., w.h.b., part-tiled walls and fully tiled flooring.
Bedroom 3	3.06m x 3.29m	With built-in wardrobe, shelving and hanging space and laminate flooring.
Bedroom 1	3.67m x 4.68m	With picture window looking onto the courtyard and shower room ensuite
Ensuite	3.26m x 1.48m	Shower stall with electric shower, w.c., w.h.b., part-tiled walls, and fully tiled flooring.

Total Floor Area: c. 113 sq.m. (c. 1,215 sq.ft.)





Features

- Charming 3 bedroomed bungalow
- Convenient village location
- Walking distance all amenities
- 10 minutes' drive to Kilmore Quay

Outside

- Private enclosed courtyard with southerly aspect
- Side access
- Enclosed rear garden
- Garden shed/workshop 4m x 3.5m

Services

- Mains electricity
- Mains water
- Mains drainage
- OFCH

NOTE: For sale including blinds, light fittings, gas hob, extractor, oven and most curtains. The curtains in the sitting room and the black shelf with mirror in the kitchen are expressly excluded from the sale.

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

DIRECTIONS: From the N25 take the turn-off for Kilmore Quay and turn right at Tenacre signposted for Bridgetown (immediately after Greenacres Put on the right). Proceed up this road and Hazelwood is on the right-hand side as you enter the village. Turn into Hazelwood follow the road around to the right to the end of the cul-de-sac and No. 35 is in front of you. Y35X320



GROUND 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): C3 BER No. 101542785
Energy Performance Indicator: 53.82 kWh/m²/yr

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

Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

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. PRA No. 002141