

FOR SALE

AMV: €245,000 (Fully Furnished)

File No. d204.CWM



24 Chapel Wood, Kilmuckridge, Co. Wexford

- Superb fully furnished semi-detached family home, conveniently located in Kilmuckridge village and close to the 'Blue Flag' beach at Morriscastle.
- Quality finishes throughout with 4 bedrooms & 3 bathrooms, extending to c. 125 sq.m. / 1,345 sq.ft.
- All village amenities are within easy walking distance including; shops, pubs, primary & secondary schools, church, pharmacy and hotel.
- Accommodation briefly comprises of entrance hallway, open plan kitchen/dining room, sitting room, guest w.c., utility room, 4 bedrooms (master en-suite), family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**

24 Chapel Wood, Kilmuckridge, Co. Wexford

Description: No 24 Chapel Wood is presented to the market in excellent condition, fully furnished and turn-key, ready to go. Situated in the popular Chapel Wood estate in Kilmuckridge. Kilmuckridge is the ideal coastal retreat area with the 'Blue flag' beach at Morriscastle on its doorstep and walking distance to all amenities, including church, primary & secondary schools, shops, hotels, post office, pharmacy and excellent childcare facilities. The property features an enclosed garden with south-westerly aspect and gardens in lawn. Within this established estate, the property is located in a quiet cul-de-sac where parking is available to the front of the property.

A must view property for anyone seeking a family home or holiday retreat near the beach. Ready for immediate occupation. To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Beaches Close By Tinnabearna Beach



Morriscastle Beach



Ballinoulart Beach



ACCOMMODATION

Storm Porch 1.36m x 0.80m

Entrance Hallway 4.28m x 1.93m

Open Plan Kitchen/
Dining Area 8.09m x 3.20m

Sitting Room 4.22m x 3.68m

Guest W.C. 2.16m x 1.37m

Utility Room 2.78m x 2.16m

Tiled flooring, wired for alarm system, telephone & electrical points. Cupboard storage beneath staircase.

Tiled flooring throughout, dual aspect lighting with window overlooking front of property and sliding doors to rear garden. Floor & eye level cabinets with lots of worktop space, tiled splashback, stainless steel sink unit, Electrolux electric oven & 4-ring electric hob with extractor fan overhead. Indesit dishwasher, free-standing Powerpoint fridge-freezer. Extendable kitchen table with 8 chairs. Double doors to:

Tiled flooring, open fireplace with black granite surround & hearth and timber mantelpiece. Electrical, t.v. & Broadband points. Suite of furniture. Sliding doors to rear garden.

Tiled flooring, w.c., w.h.b. with tiled splashback.

Tiled flooring. Floor & eye level cabinets with counter space, single drainer stainless steel sink, tiled splashback. Zanussi washing machine & Zanussi condensing dryer. Window overlooking front garden. Hotpress.

Carpeted timber staircase to first floor





Landing		Carpeted flooring and attic access
Master Bedroom	3.73m x 3.17m	Timber laminate flooring, large window overlooking rear garden, electrical & telephone point. Double bed, two lockers, free-standing wardrobe.
En-suite	2.37m x 1.20m	Fully tiled with high quality porcelain tile. W.C., w.h.b. with mirror & lighting overhead. Enclosed corner shower stall with Triton T90si shower.
Bedroom 2	4.23m x 3.75m	Timber laminate flooring, electrical points, two windows overlooking front of the property. Two single beds, two lockers, chest of drawers and free-standing wardrobe.
Bedroom 3	3.37m x 2.91m	Timber laminate flooring, double bed, side locker, chest of drawers and mirror overhead. Electrical points. Large window overlooking rear garden.
Bedroom 4	3.68m x 2.24m	Timber laminate flooring, electrical points, two windows overlooking front of property. Bunk beds and chest of drawers.
Family Bathroom	2.22m x 1.94m	Tiled flooring, half-wall tiled surround, bath with shower overhead, ceiling mounted extractor fan, w.c., w.h.b with lighting overhead.
Total Floor Area: c. 125 sq.m. / 1.345 sq.ft.		





Features

- 4 bedroom semi-detached property in excellent condition.
- Walking distance to all amenities in Kilmuckridge Village
- Close to 'Blue Flag' beach at Morriscastle
- Fully furnished
- High quality tiling throughout

Outside

- South-westerly aspect rear garden, enclosed with low maintenance gardens in lawn.
- Garden shed
- Side access with footpath

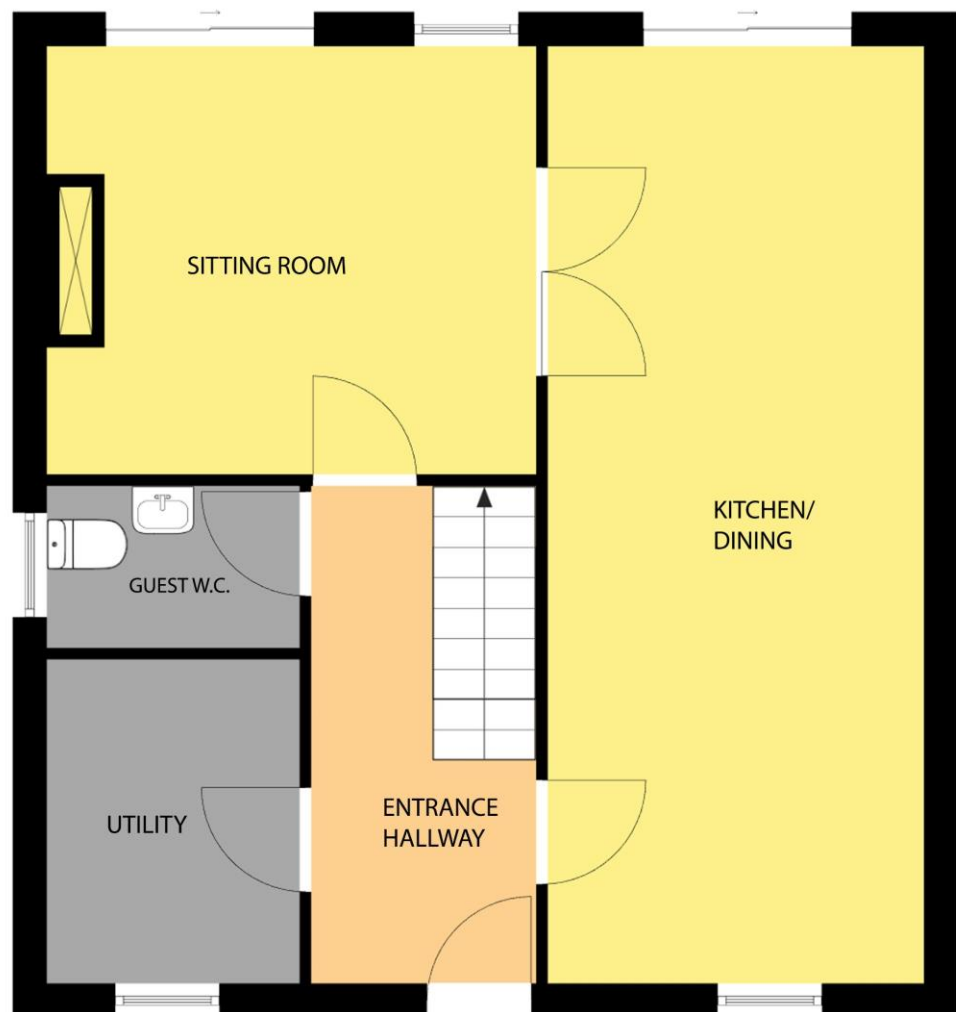
Services

- Mains water
- Mains drainage.
- OFCH
- ESB
- Telephone
- Broadband
- Wired for alarm system

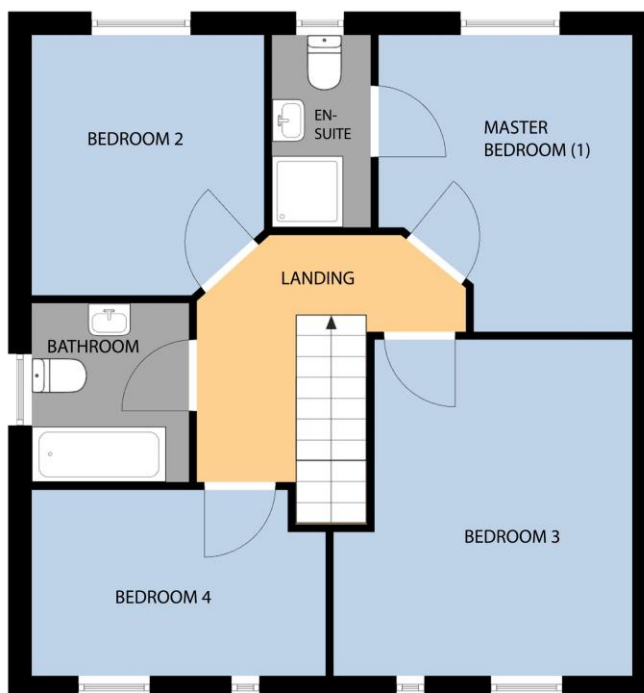
Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: Eircode: Y25 YK51

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): C1 BER No. 115382863
Energy Performance Indicator: 155.75 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