

# FOR SALE

AMV: €210,000

File No. d988.BF



## 28 Silverdale, Kilmuckridge, Co. Wexford

- Spacious 3 bedrooomed mid-terraced family home located in this mature development right in the heart of Kilmuckridge Village. Perfectly situated approximately 25 minutes' drive from the neighbouring towns of Gorey, Wexford and Enniscorthy.
- Kilmuckridge offers excellent village amenities including primary and secondary schools, childcare facilities, supermarket, shop, hardware shop, pharmacy, medical centre, hair salons, hotel, pubs, restaurants and community centre. The renowned 'Blue Flag' beach at Morriscastle and fabulous Wexford coastline is only 5 minutes' drive.
- This property would make a wonderful starter/family home and given its proximity to beaches and amenities would also make an excellent holiday home or weekend retreat.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe  
& ASSOC.**

## 28 Silverdale, Kilmuckridge, Co. Wexford

**Description:** Spacious 3 bedroomed mid-terraced family home located in this mature development right in the heart of Kilmuckridge Village. Perfectly situated approximately 25 minutes' drive from the neighbouring towns of Gorey, Wexford and Enniscorthy. Approximately 20km from the M11 and only 1 hour 20 minutes' drive from Stillorgan County Dublin.

Kilmuckridge offers excellent village amenities including primary and secondary schools, childcare facilities, supermarket, shop, hardware shop, pharmacy, medical centre, hair salons, hotel, pubs, restaurants and community centre. The renowned 'Blue Flag' beach at Morriscastle and fabulous Wexford coastline is only 5 minutes' drive.

The property has been well maintained over the years, it is tastefully decorated and presented to the market in good condition throughout. Offering bright spacious accommodation briefly comprising entrance hallway, sitting room, kitchen/dining room, toilet and rear lobby downstairs with three generously proportioned bedrooms (one ensuite) and family bathroom upstairs. Private drive offering off-street parking to the front with ample visitor parking on-site. Private enclosed garden to the rear with concrete patio area and lovely southerly aspect perfect for outdoor dining and evening barbeques.

This property would make a wonderful starter/family home and given its proximity to beaches and amenities would also make an excellent holiday home or weekend retreat. Viewing is highly recommended, for further details and appointment to view contact the sole selling agents Wexford Auctioneers Kehoe & Assoc. on 053-9144393.





## ACCOMMODATION

Entrance Hallway	4.25m x 2.07m	With tiled floor.
Sitting Room	4.24m x 3.39m	With feature box window, open fireplace, laminate floor and double doors to:
Kitchen / Dining Area	5.56m x 3.89m	With built -in floor and eye level units, breakfast bar with storage underneath, hob, extractor, oven, dishwasher, fridge freezer, plumbing for washing machine, part tiled walls, part tiled / part laminate floor and sliding patio doors to rear garden.
Rear Lobby	1.80m x 1.22m	With tiled floor and door to outside.
Toilet	1.80m x 1.40m	With w.c., w.h.b. and tiled floor.
<b><i>First Floor</i></b>		
Bathroom	2.08m x 1.78m	Bath, w.c., w.h.b., part tiled walls and tiled floor.
Bedroom 1	3.43m x 3.37m	With built-in wardrobe, laminate floor and shower room ensuite
Ensuite	2.53m x 0.97m	Tiles shower stall with electric shower, w.c., w.h.b. and tiled floor.
Hotpress		With dual immersion.
Bedroom 2	2.98m x 3.62m	With built-in wardrobe and laminate floor.
Bedroom 3	2.43m x 2.48m	With laminate floor.

**Total Floor Area: c. 97 sq.m. ( c. 1,044 sq.ft.)**





## Features

- Convenient village centre location
- 5 minutes' drive to Morristcastle Beach
- Walking distance to primary and secondary schools
- Presented in good condition

## Outside

- Fabulous southerly aspect
- Concrete drive to the front
- Private enclosed rear garden
- Concrete patio area

## Services

- Mains electricity
- Mains water
- Mains drainage
- OFCH

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

**DIRECTIONS:** Eircode Y25XA47









**Building Energy Rating (BER): C1 BER No. 113721831**

**Energy Performance Indicator: 173.2 kWh/m<sup>2</sup>/yr**

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

**Selling Agent: Bernie Farrell**

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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. PRA No. 002141