

FOR SALE

AMV: €295,000

File No. c736.LM



No. 66 Morriscastle Village, Kilmuckridge, Co. Wexford

- Situated only 1km from the fabulous Blue-Flag beach at Morriscastle and 2km from Kilmuckridge Village
- Excellent 3/4 bed detached, split-level residence extending to c. 125 sq.m./1,346 sq.ft on a mature private site in this secure gated development.
- Presented in excellent condition throughout and ready for immediate occupation.
- Acc.: entrance hallway, large sitting room / sunroom, kitchen, utility room, guest w.c., 3/4 bedrooms (master en-suite), family bathroom & hotpress.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe
& ASSOC.**

No. 66 Morriscastle Village, Kilmuckridge

Excellent detached 3/4 bed roomed split-level residence, located in a quiet cul-de-sac in this premier residential location on the south east coast, only 1km from the fabulous 'Blue Flag' beach at Morriscastle with 5km of golden sand dunes. Kilmuckridge Village is only 2km away and offers a good range of amenities and caters for the day to day needs of either permanent or holiday living. Both primary and secondary schools are available in the village.

This property has been owner occupied and lovingly maintained since new. The rear garden is south /west facing to gain full advantage of the day and evening sun and is extensively planted including apple and pear trees. Internally the accommodation is very well laid out. There are French doors from the living room to a very large cobblelock patio area outside that is simply perfect for al fresco dining and those summer evening barbeques. This owner has made bedroom 3 and 4 into one large luxury master ensuite bedroom, it has been left so that it is easily converted back to the original 2 bedrooms. If you are searching for holiday homes for sale in Co. Wexford or indeed a permanent home 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: sales@kehoeproperty.com



ACCOMMODATION

Entrance Hallway

With tiled floor

Sitting Room.

4.29m x 3.68m

With raised fireplace, brick surround and black hearth. Timber floor and t.v. point, solid maple floor, multi fuel stove.

Kitchen

3.68m x 2.56m

Benefits from fitted wall and floor units, stainless steel sink unit, belling cooker, belling gas hob, extractor fan, belling fridge freezer. Door to utility room, w.c. and rear garden.

Dining Area

2.62m x 2.49m

Solid Maple Floor

Sun Room

3.53m x 2.80m

With timber solid Maple floor

Utility Room

2.89m x 2.68m

With tiled floor, plumbed for washing machine and door to outside.

Guest W.C.

With w.c. and w.h.b. Tiled floor.

Steps to first floor

Landing Area

Hotpress with dual immersion water heater and fitted shelving.

Master Bedroom

6.49m x 2.96m

With built-in wardrobes.

En-suite

2.91 m x 1.9m

W.C., w.h.b., shower stall with Triton T90z electric shower. Tiled floor.

Steps from Entrance Hallway to:

Bedroom 3

4.00 m x 2.49m

With fitted wardrobes and semi solid floor.

Bedroom 4

3.32m x 2.98m

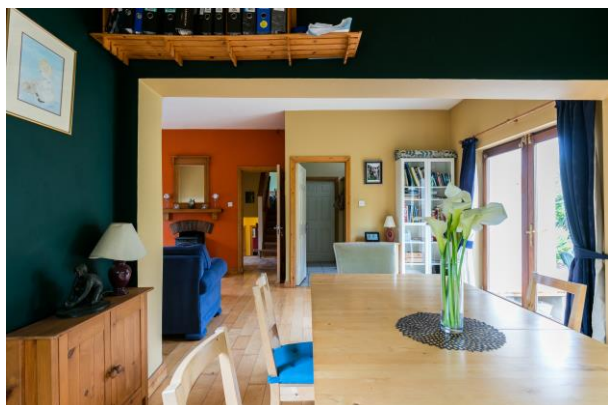
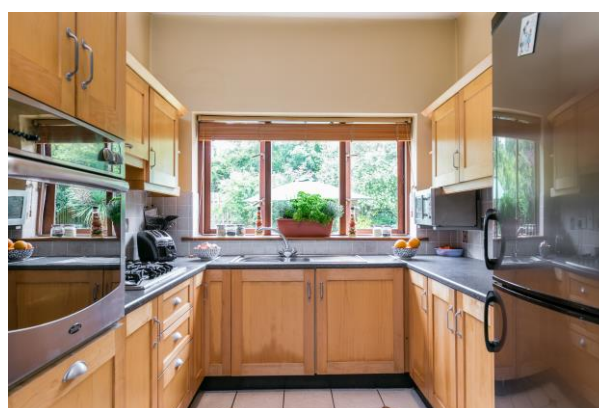
With fitted wardrobes and semi solid floor.

Family Bathroom

2.89m x 1.98m

With w.c., w.h.b, bath. Tiled floor and bath surround.

Total Floor Area: c. 125 sq. m. (c.1,346 sq. ft.)



FEATURES

- Property in excellent condition.
- South / west facing rear garden.
- Close to the beach.
- Architect-designed split-level residence.
- Three / Four bedrooms (master en-suite).
- Secure gated development.
- Double glazing throughout.
- Walls and attic double insulated.
- Fibre optic WIFI.

OUTSIDE

- Ample parking.
- Private enclosed rear garden in lawn.
- Large Patio area.
- Mature boundaries
- Barna Shed
- Well maintained.

SERVICES

- Private water / sewerage.
- Gas fired central heating.
- ESB
- Fibre Broadband

PLEASE NOTE: The management company fee in 2020 was €680.

DIRECTIONS: Proceed to Kilmuckridge Village and towards Morriscastle Beach. Proceed down here for 1km and the entrance for Morriscastle Village is on the left-hand side. Proceed through the electronic gate and take the first right and then take the immediate left into the cul-de-sac where No. 66 is located. Eircode: Y25 AN82





Secure Gated Development



Blue-Flag Beach at Morriscastle





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): D2

BER No. 103553998

Energy Performance Indicator: 265.5 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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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