

# FOR SALE

AMV: €310,000

File No. d772.BF



## 31 Westwinds, Kilrane, Co. Wexford

- Exceptionally spacious 3 bedroomed detached bungalow situated in Westwinds in the heart of Kilrane village. All amenities are literally on your doorstep with primary school, child-care facility, church, pubs, community hall, sports, leisure clubs and regular bus services all within easy reach.
- Westwinds is a mature development comprising just 39 detached bungalows. No. 31 is nicely positioned overlooking the green area and is presented in excellent condition and ready for immediate occupation. Conveniently located within easy reach of St. Helens Bay, numerous other sandy beaches and fabulous coastal walks.
- Early viewing of this charming property is a must for anyone looking to downsize particularly anyone seeking a bungalow in a convenient village setting with access to public transport.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe  
& ASSOC.**

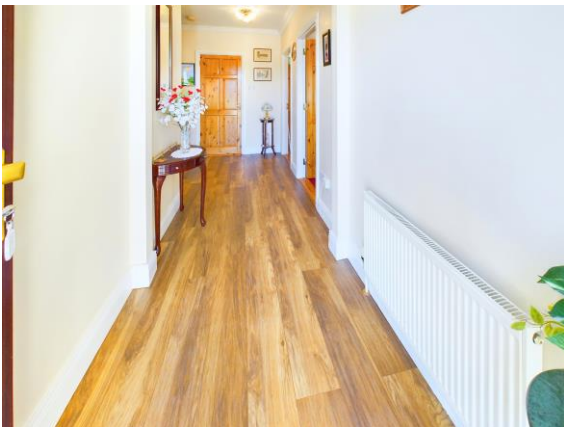
## 31 Westwinds, Kilrane, Co. Wexford

**Description:** Exceptionally spacious 3 bedroomed detached bungalow situated in Westwinds in the heart of Kilrane village. All amenities are literally on your doorstep with school, church, pubs, community hall, etc. all within easy walking distance. The village of Rosslare Harbour is only a couple of minutes' drive and has a host of amenities on offer including supermarket, restaurant, hotels, pharmacy, medical centre, bus/rail services and the International Ferry Port. Wexford town is about 15 minutes' drive and there is a regular bus service from Kilrane village.

Westwinds is a mature development comprising just 39 detached bungalows. No. 31 is nicely positioned overlooking the green area. The property has been well maintained and is presented to the market in excellent condition and ready for immediate occupation. Offering bright well laid out accommodation briefly comprising entrance hallway, sitting room with open fireplace, kitchen with patio doors to outside, utility room, bathroom, ensuite shower room and 3 double bedrooms (one currently used as a music room).

Hard landscaped garden to the front brick drive offering ample parking and side access on both sides. Private enclosed rear garden with lovely sunny aspect and paved patio area perfect for outdoor dining. Conveniently located within easy reach of St. Helens Bay, numerous other sandy beaches and fabulous coastal walks.

Early viewing of this charming property is a must for anyone looking to downsize particularly anyone seeking a bungalow in a convenient village setting with access to public transport. For further details and appointment to view contact the sole selling agents Wexford Auctioneers, Kehoe & Assoc. 053 9144393.





## ACCOMMODATION

Entrance Hallway	4.91m x 1.50m	With laminate floor.
Sitting Room	6.03m x 3.84m	With open fireplace and coving.
Kitchen	5.75m x 3.84m	With built in units, electric hob, double oven, extractor, fridge freezer, plumbing for dishwasher, part tiled walls, tiled floor, coving and sliding patio doors to rear garden.
Utility Room	2.18m x 1.88m	With worktop, plumbing for washing machine, tiled floor and door to outside.
Walk-in Hotpress / Cloaks Closet		With dual immersion.
Inner Hallway	3.92m x 1.07m	With tiled floor.
Bedroom 1	3.73m x 3.09m	With laminate floor, built-in wardrobes and ensuite.
Ensuite	3.02m x 0.90m	Tiled shower stall with electric shower, w.c., w.h.b. and tiled floor.
Bedroom 2	3.50m x 3.92m	
Music Room / Bedroom 3	3.51m x 3.63m	With coving and centrepiece.

**Total Floor Area: c. 113.85 sq.m. ( c. 1,225 sq.ft.)**





### Features

- Presented in excellent condition
- Walking distance of village amenities
- Only 5 minutes' drive from Rosslare Harbour
- Close to numerous sandy beaches

### Outside

- Brick drive offering ample parking
- Enclosed rear garden with lovely sunny aspect
- Paved patio
- Side access on both sides

### Services

- Mains water
- Mains electricity
- Mains drainage
- OFCH

**NOTE:** The sale is inclusive of all carpets, curtains, blinds, light fittings, extractor, hob, double oven and fridge/freezer.

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

**DIRECTIONS:** Eircode Y35NF21





**Building Energy Rating (BER): C3 BER No. 104732185**

**Energy Performance Indicator: 203.49 kWh/m<sup>2</sup>/yr**

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

**Selling Agent: Bernie Farrell**

**Contact No: 0872501492**

**Email: [bernie@kehoeproperty.com](mailto:bernie@kehoeproperty.com)**

**Kehoe & Assoc.,**

Commercial Quay,

Wexford

053 9144393

[www.kehoeproperty.com](http://www.kehoeproperty.com)

Email: [sales@kehoeproperty.com](mailto: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