

FOR SALE

AMV: €450,000

File No. d754.BF



Galbally, Curracloe, Co. Wexford

- Spacious detached family residence in this most convenient location less than 10 minutes' from Wexford town, sandy beaches and the fabulous Wexford Coastline. Within easy reach of the local primary school, hotel, pub, shop and post office in the nearby villages of Castlebridge, Curracloe and Screen.
- This spacious family home has been well maintained over the years and is presented in excellent condition. Tastefully decorated in an attractive neutral pallet with modern fitted kitchen and quality tiling/hard flooring throughout.
- Concrete driveway, extensive forecourt offering ample parking and landscaped garden to the front. Courtyard style garden to the rear with lovely sunny aspect perfect for outdoor dining and entertainment. Detached garage, workshop and garden shed.
- This spacious home conveniently located close to excellent amenities and the fabulous Wexford Coastline would much to offer any growing family, early viewing comes highly recommended contact Wexford Auctioneers Kehoe & Associates on 053-9144393 or sales@kehoeproperty.com

Galbally, Curracloe, Co. Wexford

Description: Spacious detached family residence in this most convenient location less than 10 minutes' from Wexford town, sandy beaches and the fabulous Wexford Coastline. Within easy reach of the local primary school, hotel, pub, shop and post office in the nearby villages of Castlebridge, Curracloe and Screen. Less than 5 minutes' from the new Ravenport Resort.

This spacious family home has been well maintained over the years and is presented in excellent condition. Tastefully decorated in an attractive neutral pallet with modern fitted kitchen and quality tiling/hard flooring throughout. Wall and attic insulation has been upgraded and a back boiler solid fuel stove added to the sitting room which supplements the oil fired heating system. The accommodation is well laid out with well proportioned light filled rooms comprising a welcoming entrance hallway, 2 bright reception rooms, large family kitchen, 3 double bedrooms, utility room, shower room and family bathroom on the ground floor with 2 spacious rooms and dedicated office space at first floor level.

Concrete driveway, extensive forecourt offering ample parking and landscaped garden to the front. Sheltered patio to the side opening off the sunroom. Courtyard style garden to the rear with lovely sunny aspect circular lawn surrounded by paved patio areas, raised planter beds, built in seating and fire pit. Steps up to rear lawn with fabulous countryside views. Detached garage 6.86m x 3.0m with lights, power sockets, pedestrian door and up and over door. Workshop 5.12m x 2.85m. Garden Shed 4.30m x 2.72m.





ACCOMMODATION

Ground Floor

Entrance Hallway	4.18m x 2.28m	With tiled floor.
Sitting Room	4.58m x 4.33m	Fireplace with back boiler solid fuel stove, laminate floor and coving.
Kitchen	6.22m x 4.27m	With excellent range of built-in floor and eye level units, gas hob, extractor, double electric oven, bin storage, coving, part tiled walls, tiled floor and open plan to:
Sunroom	3.40m x 3.30m	With vaulted ceiling, tiled floor and French doors to outside.
Utility Room	2.20m x 1.97m	With built-in storage presses, plumbing for washing machine, tiled floor and door to outside.
Walk-In Hotpress		
Inner Hallway	5.42m x 0.97m	With tiled floor
Bathroom	3.46m x 2.43m	Fully tiled, jacuzzi bath, w.c., w.h.b. and shower stall with power shower.
Bedroom 1	4.31m x 3.48m	With timber floor, walk-in wardrobe and shower room ensuite.
Walk-in Wardrobe	1.55m x 1.54m	With laminate floor.
En-Suite	1.80m X 1.56m	Fully tiled with shower stall with power shower w.c. and w.h.b.
Bedroom 2	3.99m x 3.08m	With built-in wardrobe window seat with storage, walk-in wardrobe and laminate floor
Walk-in / Wardrobe	1.00m x 2.50m	With laminate floor, fitted shelving and hanging space.
Bedroom 3	3.88m x 3.36m	With timber floor

First Floor

Landing / Home office	4.40m x 3.99m	
Room 4	4.14m x 3.90m	With excellent built-in storage units.
Room 5	3.96m x 3.28m	With excellent built-in storage units.

Ground Floor Area: c. 117 sq.m. (c. 1,259 sq.ft.)

First Floor Area: c. 85.26 sq.m. (c. 917 sq.ft.)

Total Floor Area: c. 202.26 sq.m. (c. 2,176 sq.ft.)



Features

- Convenient location
- 10 minutes Wexford town
- 5km Curracloe Beach
- Spacious family accommodation
- Dedicated home office

Outside

- Concrete drive/forecourt
- Landscaped gardens
- Concrete patio area
- Extensive paved patio area
- Garage/workshop and fuel store

Services

- Mains water
- Mains electricity
- Septic tank drainage
- Dual OFCH/SFCH – Climote
- Fibre broadband

NOTE: The sale is inclusive of all carpets, curtains, blinds and integrated electrical appliances in the residence.

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

DIRECTIONS: Eircode Y21AE67







Approximate total area[®]
55.28 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Building Energy Rating (BER): C1 BER No. 106672157

Energy Performance Indicator: 173.76 kWh/m²/yr

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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