

# FOR SALE

AMV: €245,000

File No. d656.CWM



## 193 St. Helen's Village, Kilrane, Co. Wexford

- A perfectly positioned holiday home situated in the well-known St. Helen's Village within a short walk of the beach. The range of amenities on site include a golf course, tennis & basketball courts, children's play area, restaurant & bar.
- From the property you can access multiple walking treks from the Bing Bay Beach side or St Helens Bay beach.
- Only 2 hours from Dublin and 5 minutes from Rosslare Europort.
- Presented in immaculate condition with three bedrooms and two bathrooms.
- Accommodation comprises of an entrance hall, open-plan living/dining/kitchen, 3 bedrooms (master en-suite) and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe  
& ASSOC.**

## 193 St. Helen's Village, Kilrane, Co. Wexford

Kehoe & Assoc. are delighted to present 193 St Helen's Village to the market. Built in 2000, this mature development is extremely popular for holiday homes and indeed full-time residences. The semi-detached bungalow at 193 St Helens Bay is on a quiet cul-de-sac with an extra-large garden area.

The property has two car parking spaces outside. The grounds are managed and always immaculate all year round.

This particular property is in excellent condition and maintained exceptionally well by the sole owners. Presented to market fully furnished with all appliances.

The accommodation comprises of an entrance hall, open plan living, dining and kitchen, sunroom, three bedrooms all with built in wardrobes, the master is an ensuite and a family bathroom. Off the hallway is a hot press and a separate storage closet. There is a south facing conservatory with a dual sided concrete patio area. The plot extends to the raised grass margins and is one of the largest plots in the development.

To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393 or by email at [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)





## ACCOMMODATION

Entrance Hallway	3.85m x 1.58m	Timber laminate flooring, hotpress and cloak hanging rack area.
Open plan Living/ Dining / Kitchen	7.56m x 3.86m	Timber laminate flooring, feature open fireplace with timber surround, tv points, electrical points, feature triangular window overlooking large side garden. Kitchen fully equipped, recently refurbished with floor and eye level cabinets, undercounter Zanussi washing machine, Flavel dishwasher, freestanding Normende fridge freezer, Hotpoint double oven and four ring electric hob. Ample works top space with stainless sink and drainer and tiled splash back. Sliding doors leading to:
Sunroom	3.34m x 2.67m	Tiled flooring dual aspect leading to concrete patio east and west of this directly south facing garden.
Corridor leading to accommodation	3.48m x 0.95m	Timber laminate flooring with large closet (1.42m x 0.90m) with timber flooring and hatch to attic
Master Bedroom	4.10m x 3.60m	Timber laminate floor, treble bay built-in wardrobes, large window overlooking rear private garden and ensuite
Ensuite	2.29m x 1.10m	Laminate flooring, large shower with floor to ceiling T90z electric shower, w.c., w.h.b. with tiled splashback and mirror overhead.
Bedroom 2	3.49m x 2.80m	Timber laminate flooring, built-in open shelves and rails, large window overlooking front driveway
Bedroom 3	3.60m x 2.23m	Timber laminate flooring, open shelves and rails, large window overlooking rear patio.
Family Bathroom	2.44m x 1.78m	Laminate floor, bath with tiled surround, w.c., w.h.b. with tiled splashback and mirror and lighting overhead

**Total Floor Area: c. 87 sq.m. / 936 sq.ft.**





## Outside

- South facing dual side patio off sunroom
- Walking distance to beach & club house
- Quiet cul-de-sac location
- Gated secured development

## Features

- 3 bedroom, 2 bath
- Extending c. 87 sqm / 936 sq ft
- Recently refurbished kitchen

## Services

- Mains Water
- Mains Drainage
- Electric heating
- Carnsore Broadband

**Building Energy Rating (BER):**  
**C3**

**BER No.: 117358630**

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

**MANAGEMENT FEES:** Paid annually at €1,200 to include bins, grass maintenance all year round, the house is painted outside every three years and common grounds insurance.

**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: Y35KV24





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Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

**Sales Agent**

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