

FOR SALE

AMV: €410,000

File No. d913.BF



Glenbough, Curracloe, Co. Wexford

- Deceptively spacious 3 bedroomed detached bungalow positioned on an elevated site with fabulous countryside views. Located only 1.5km from excellent amenities in the nearby village of Curracloe, 3.5km from the fabulous sandy beach and less than 15 minutes' drive from Wexford Town.
- Presented to the market in excellent condition throughout offering bright well laid out accommodation. Magnificent light filled sunroom with French doors onto the spacious patio area perfect for entertaining and hosting family get togethers.
- Spectacular elevated site nicely landscaped with fabulous views of the surrounding countryside. Extensive drive/forecourt offering ample parking. Landscaped gardens carefully planned with ease of maintenance in mind.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



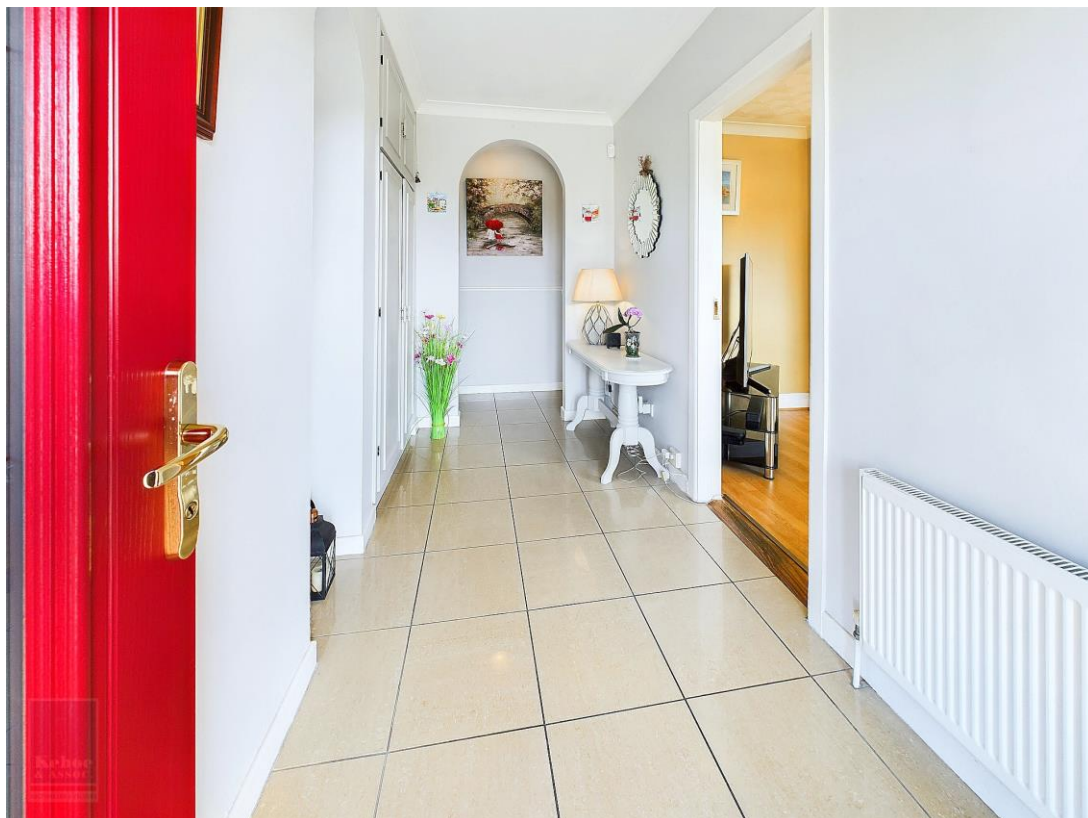
**Kehoe
& ASSOC.**

Description: Deceptively spacious 3 bedroomed detached bungalow positioned on an elevated site with fabulous countryside views. Located only 1.5km from excellent amenities including Hotel, pub, shop, post office, primary school and church in Curracloe Village. Only 2.5km from the newly opened Ravenport Resort. An energetic 3.5km walk or couple of minutes' drive will take you to the stunning Curracloe Beach, expansive dunes and the Raven Forest with endless walks and trails to explore. Wexford Town is less than 15 minutes' drive and offers a host of excellent amenities including shopping, entertainment, theatre, restaurants and night life.

This property was constructed in 1985 and upgraded in 2006 with modern fitted kitchen units, contemporary bathrooms and a magnificent sunroom extension perfect for entertaining and family get togethers. The property has been well maintained and is tastefully decorated with quality finish throughout. The accommodation briefly comprises entrance hallway, sitting room, study, sunroom, kitchen, 3 double bedrooms (one ensuite) and spacious family bathroom.

Spectacular elevated site nicely landscaped with fabulous views of the surrounding countryside.

Extensive concrete drive and forecourt offering ample parking. Generous matt-crete patio area perfect for outdoor dining or an evening barbeque. The gardens are simply landscaped mainly in lawn for ease of maintenance with a nice collection of ornamental trees and shrubs. Detached garage (7.54m x 3.21m) with up and over door, pedestrian door, lights and power sockets. Early viewing comes highly recommended, contact Wexford Auctioneers Kehoe & Associates 053-9144393.

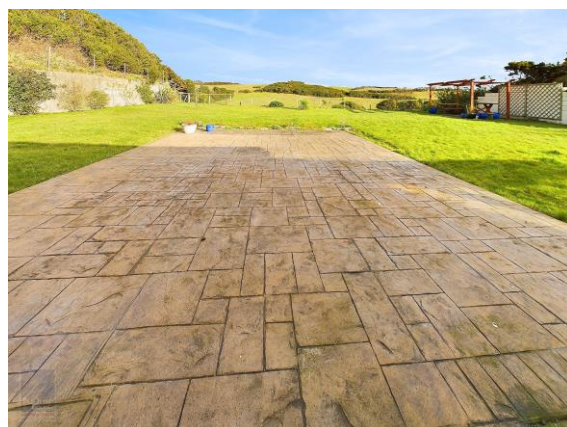




ACCOMMODATION

Entrance Hallway	3.69m x 1.67m	With porcelain tiled floor and cloaks closet.
Sitting Room	5.60m x 4.63m	Feature open fireplace with solid fuel stove, laminate floor and double doors to:
Study	4.06m x 3.04m	With laminate floor, door to kitchen and sliding door to:
Sunroom	7.38m x 4.37m	With tiled floor, vaulted ceiling and French doors to rear garden.
Kitchen	4.10m x 4.78m	With excellent range of floor & eye level units , hob, extractor, double oven, microwave, fridge freezer, dishwasher, part tiled walls, porcelain tiled floor and sliding patio doors to outside. Hotpress with dual immersion.
Inner hallway	6.14m x 0.90m	With porcelain tiled floor.
Bedroom 1	3.51m x 3.73m	With extensive range of built-in wardrobes and shower room ensuite
Ensuite	2.46m x 0.87m	Fully tiled, shower stall, vanity w.h.b., w.c. and heated towel rail.
Bedroom 2	3.60m x 3.02m	With laminate floor and built-in wardrobes.
Bedroom 3	3.71m x 2.06m	
Shower Room	3.00m x 1.53m	Fully tiled, walk-in shower stall with electric shower, w.c., w.h.b. and excellent built-in storage

Total Floor Area: c. 121.32 sq.m. (c. 1,305.87 sq.ft.)



Features

- Spectacular elevated site
- Stunning views of the surrounding countryside
- Walking distance Curracloe Village
- Presented in excellent condition

Outside

- Mature gardens with ornamental trees and shrubs.
- Extensive drive/forecourt
- Matt-crete patio area
- Detached garage

Services

- Mains electricity
- Mains water
- Septic tank drainage
- OFCH

NOTE: The sale is inclusive of all curtains, light fittings, hob, extractor, double oven, microwave, washing machine and dishwasher.

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

DIRECTIONS: Eircode Y21Y308





Building Energy Rating (BER): C2 BER No. 117325019

Energy Performance Indicator: 197.45 kWh/m²/yr

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

Selling Agent: Bernie Farrell

Contact No: 0872501492

Email: bernie@kehoeproperty.com

Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: 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

