

# FOR SALE

AMV: €325,000 Fully Furnished

File No.D959.CWM



## 2 Upton Meadow, Kilmuckridge, Co. Wexford Y25 K4W0

- Discover Your Dream Coastal Home, fully furnished, A2 rated property with a further 7-years Homebond.
- Located in the village of Kilmuckridge, a vibrant village with a full range of amenities including shops, pharmacy, cafés, and more. Long sandy walks on the beach await at only 3km from Morristcastle Beach, a Blue-Flag sandy beach renowned for its scenic beauty and recreational opportunities
- Semi-Detached three-bedroom property built in 2023, a former development show house, offering unique opportunity to occupy immediately.
- Extending to c. 107 sq.m. with an enclosed south facing rear garden enjoying a lovely sunny aspect perfect for outdoor dining.
- The accommodation briefly comprises entrance hallway, sitting room, kitchen/dining room and guest bathroom. Upstairs is the master bedroom with ensuite and two further bedrooms and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

## **2 Upton Meadow, Kilmuckridge, Co. Wexford Y25 K4W0**

Discover your dream coastal home in the heart of Kilmuckridge Village with this beautifully presented, fully furnished three-bedroom semi-detached residence at No. 2 Upton Meadow, Co. Wexford (Y24K4W0). Formerly the show house of this modern development, this A-rated home—built in 2022 and first occupied in 2023—offers immediate move-in potential along with the peace of mind of a seven-year HomeBond warranty. Timber-framed and designed with energy efficiency in mind, the home features an Air to Water high-efficiency heat pump and quality finishes throughout, including high-end kitchen fittings, elegant tiling, fitted wardrobes, and premium sanitary ware.

Extending to c. 107 sq.m., the accommodation is thoughtfully laid out with an entrance hallway, bright sitting room, spacious kitchen/dining area, and guest WC on the ground floor. Upstairs includes a master bedroom with ensuite and built-in wardrobes, two additional bedrooms, and a stylish family bathroom. The enclosed south-facing rear garden and side garden provides a sunny, private retreat ideal for outdoor dining and relaxation. The front garden is finished with a low-maintenance cobble-lock pathway and tasteful brick-and-plaster façade.

Ideally located just 3km from the renowned Blue Flag Morristcastle Beach, this vibrant village setting offers a host of amenities including shops, a pharmacy, cafés, and more—all within easy walking distance.

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## ACCOMMODATION

Entrance Hall	5.55m x 1.83m	Tiled flooring throughout. Alarm, space under timber staircase for storage.
Storage Closet	1.53m x 0.77m	Under staircase. Tiled throughout.
<i>Door leading through to:</i>		
Sitting Room	3.94m x 3.71m	Timber laminate flooring throughout, dual aspect with large window overlooking front garden in lawn and window overlooking corner garden with pathway surround and garden in law. Dual accessed room with a door leading through to the kitchen/dining room.
Kitchen/Dining Room	8.04m (max) x 5.47m (max)	<p>Tiled flooring throughout, fully fitting kitchen with floor and eye level cabinets, internal glass doors to allow light through to central hallway, dual aspect with large window overlooking rear garden and secondary large window overlooking front garden with glass door leading out to the rear.</p> <p>Kitchen area: Floor and eye level cabinets with ample worktop space, stainless steel sink and drainer, Indesit induction hop under extractor fan, Indesit electric oven, space for dishwasher, the heat pump service station is enclosed behind a large panel door left of the cooking station, subway tiled splashback throughout, integrated fridge freezer and further panel with integrated space with an Indesit washing machine/dryer combi and further storage space overhead throughout.</p>
Guest Bathroom	1.50m x 1.49m	Tiled flooring throughout, w.h.b and w.c.
<i>Timber carpeted staircase leading to:</i>		



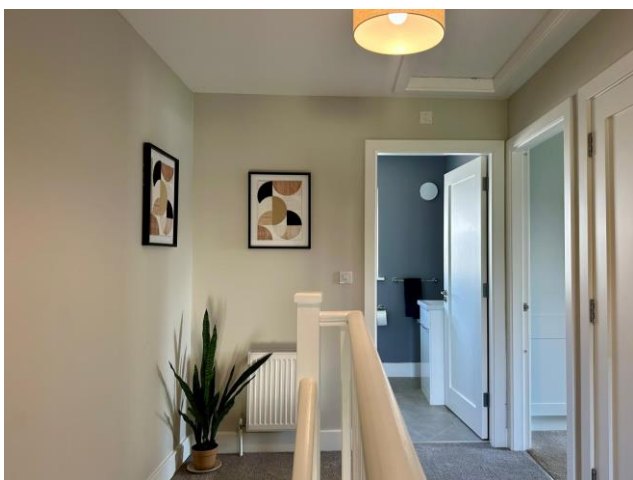


## ACCOMMODATION

### *First Floor*

Landing Area	3.37m x 2.19m	Carpeted flooring throughout. Thermostat heating control on the wall and hatch to attic.
Storage Closet	1.08m x 0.94m	Heating manifolds arising here to radiator heating throughout.
Master Bedroom	5.74m (max) x 3.37m (max)	Carpeted throughout, large window overlooking front garden, built in wardrobes.
En Suite	3.68m (max) x 1.17m (max)	Slight L shape with tiled flooring throughout, enclosed pressure pump shower with tiled surround, w.h.b with cabinetry underneath and w.c..
Family Bathroom	2.15m x 1.80m	Tiled flooring, bath with pressurised pump system, w.h.b with cabinetry underneath and w.c.
Bedroom 2	3.99m x 3.38m	Carpeted flooring throughout, built-in wardrobe, large window overlooking front garden.
Bedroom 3	2.74m x 2.63m	Carpeted throughout with a built-in single bed over bulkhead of staircase.

**Total Floor Area: c. 107 sq.m / 1,151 sq.ft**









### Features

- Built in 2022 Occupied in 2023
- Former showhouse, fully furnished
- 3 Bedrooms, 3 bathrooms
- Extending to c. 107 sq.m

### Outside

- Enclosed rear garden
- Side access gate with pathway
- Sunny aspect patio
- Outside tap
- Outside electricity point.

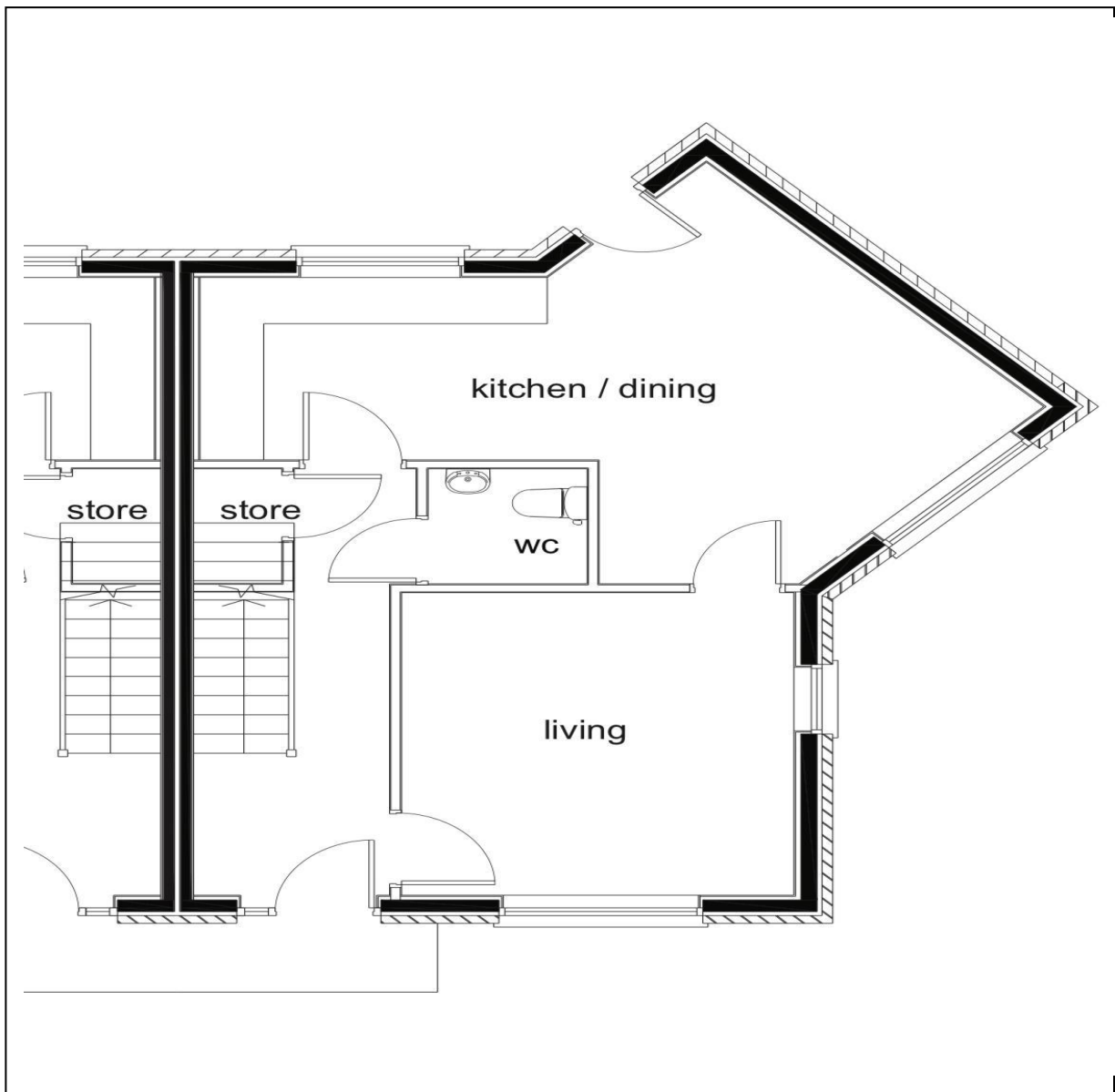
### Services

- Mains water
- Mains drainage
- Panasonic air to water heat pump
- Fibre broadband

**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: Y25 K4W0









**Building Energy Rating (BER): A2    BER No. 116830217**  
**Energy Performance Indicator: 35.1    kWh/m<sup>2</sup>/yr**

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**Sales Agent**  
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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