

FOR SALE

AMV: €185,000

File No. 7233.CM



1 Seaview Court, Kilmuckridge, Co. Wexford

- Excellent detached home on a corner with a private enclosed rear garden.
- Literally only 3 minutes' walk from school, pub, supermarket, pharmacy, etc.
- Convenient to Blue Flag' beach at Morristcastle.
- Patio area with a perfect south facing orientation.
- Accommodation briefly comprises; entrance hallway, kitchen/dining/living room, conservatory, utility room, 3 bedrooms, bathroom and shower room.
- Viewing strictly by prior appointment with the sole selling agents only.

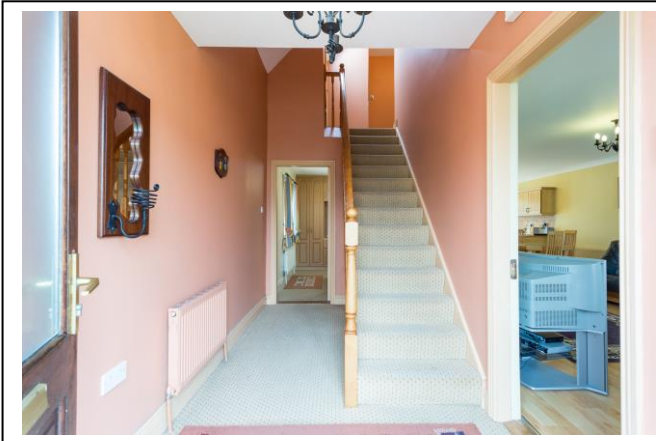


**Kehoe
& ASSOC.**

1 Seaview Court, Kilmuckridge, Co. Wexford

No. 1 Seaview Court is an excellent detached home within walking distance of all amenities in Kilmuckridge Village. It is literally 3 minutes' walk from school, pub, supermarket, pharmacy, etc. A 5 minute drive will take you to the renowned 'Blue Flag' beach at Morristcastle. This fine family home enjoys a corner site with a private enclosed rear garden. There is a patio area with a perfect south facing orientation, just right for those long evening barbeques. The property would be ideal as a permanent home, holiday home or weekend retreat. The accommodation is very well laid out with one large kitchen/living/dining area. There is also the benefit of a downstairs bedroom and separate shower room. All in all this is a splendid home and we highly recommend viewing.

To arrange a suitable viewing time, contact Wexford Auctioneers Kehoe & Assoc. at 053 9144393.



ACCOMMODATION

Entrance Hallway 4.36m x 1.99m

Kitchen/Dining/Living Room 9.97m x 4.17m

Kitchen

Fitted kitchen, wall and floor units, stainless steel sink unit, integrated double oven, hob and extractor, integrated dishwasher. Under-counter integrated fridge and freezer. Washing machine. Tiled floor and splashback.

Dining/Living Area

Feature cast iron fireplace, timber floor covering, ceiling coving. French doors leading to:

Conservatory 3.55m x 3.50m

With tiled floor, fitted wall lighting and French doors to patio area and rear garden.

Utility Room 1.80m x 1.02m

Bedroom 3 3.81m x 2.57m

With fitted wardrobes.

Shower Room 1.76m x 1.58m

Adjacent

With w.c., built-in vanity unit with w.h.b.. Shower stall with Triton T90xr electric shower. Tiled floor, splashback and shower stall.

Timber stairs to first floor

Landing Area 2.90m x 2.45m

With storage into eaves. Hotpress with dual immersion water heater and fitted shelving.

Master Bedroom 4.45m x 3.06m

Main Bathroom 2.75m x 1.71m

With fitted wardrobes. Shared en-suite with:

W.C., built-in vanity unit with w.h.b., wall light and mirror. Bath with power shower connection above.

Bedroom 2 3.50m x 3.37m

With storage into eaves, walk-in wardrobe.

Total Floor Area: c. 111 sq. m. (c. 1, 195 sq. ft.)



FEATURES

- Corner site.
- Landscaped gardens.
- Patio area to rear.
- Walking distance to pubs, shops, schools, pharmacy, etc.
- Convenient to 'Blue Flag' beach.
- Property in excellent condition.
- South facing rear garden.
- Fully alarmed.

OUTSIDE

- Private enclosed rear garden.
- Plants, shrubs and trees.
- Side access both sides.
- Concrete driveway to front.
- Front garden in lawn.

SERVICES

- Mains water
- Mains drainage.
- ESB.
- OFCH.

PLEASE NOTE: The following items are included in the sale; all carpets, curtains, light fittings, blinds and kitchen and utility room appliances including; double oven, hob, extractor fan, dishwasher, fridge, freezer, washing machine, fridge freezer and dryer.

DIRECTIONS: In Kilmuckridge Village proceed passing Hammel's Centra Supermarket on the left hand side. Continue up here for approximately 200m and the entrance to Seaview Court is on the right hand side. Proceed into the development and the property for sale is No. 1 (For Sale sign).

Eircode: Y25 FP86



Building Energy Rating (BER): D1

BER No.: 111979415

Energy Performance Indicator: 248.3 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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. PRSA No. 002141

GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

COPYRIGHT: SHOWCASE IMAGES.IE

