

FOR SALE

AMV: €295,000

File No. c369.CM



12 Rectory Hall, Castlebridge, Wexford

- Exceptional 4 bed detached home extending to c. 1,711 sq.ft.
- Only 5 minutes' drive to a sublime sandy beach at Curracloe & The Raven Forest. 5 minutes' drive to Wexford Town.
- Established residential development with pedestrian access to Castlebridge village
- Acc. briefly comprises; entrance hallway, guest w.c., sitting room, kitchen/dining room, utility room, 4 bedrooms, (master en-suite), family bathroom.
- Viewing strictly by prior appointment with the sole selling agents only.

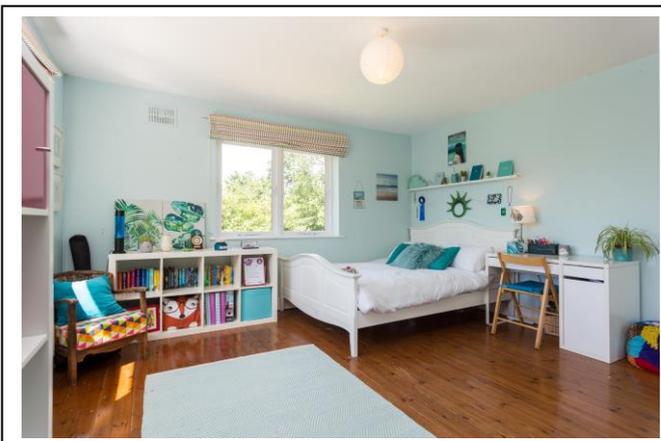
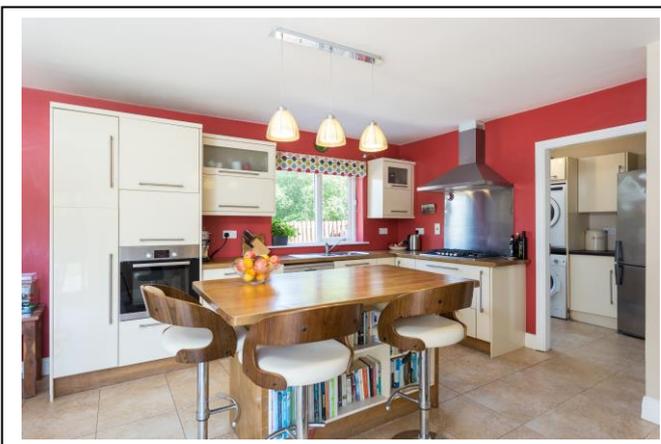


**Kehoe
& ASSOC.**

12 Rectory Hall, Castlebridge, Wexford

No. 12 Rectory Hall is a fantastic double fronted 4 bed detached family home located in Castlebridge Village. It is ideally situated in a private cul-de-sac with pedestrian walkway directly to all village amenities. This stunning property enjoys a sunny, southerly facing rear garden. This bright, light and airy home comes to the market in great condition. There is a spacious reception room, a large double aspect kitchen/dining room and overall this home offers a great balance between bedroom and living accommodation. Rectory Hall is a much sought after residential development. The overall setting at Rectory Hall offers privacy and a feeling of being in the countryside with all the benefits that family life requires on its doorstep. Local amenities at Castlebridge include; school, church, shops, pharmacy, post office, restaurant, pubs, etc. There is an hourly bus route to Wexford town with all town amenities available. A 5 minute drive will take you to a sublime sandy beach at Curracloe and the renowned Raven Forest walks. Overall this is a home of real quality.

Arrange your viewing today, call Kehoe & Assoc. on 053 9144393



ACCOMMODATION

Entrance Hallway	6.10m x 3.20m (max)	With solid oak timber floor.
Guest W.C.		With w.c. and w.h.b.
Sitting Room.	5.25m x 4.22m	Feature fireplace, cast iron inset, timber surround and polished granite hearth. T.V. point, solid timber floor.
Kitchen/Dining Room	6.24m x 4.21m	Quality high gloss fitted kitchen, wall and floor units, stainless steel sink unit with double drainer, integrated 5-ring gas hob, stainless steel extractor hob and Bosh oven. Plumbed for dishwasher. Tiled floor. Two sets of French doors leading to extensive Indian Sandstone patio area and enclosed rear garden.
Utility Room	3.09m x 1.85m	Fitted wall and floor units, plumbed for washing machine. Tiled floor, Firebird oil burner and door to outside.
Bedroom 4/Study	4.24m x 2.72m	Solid oak timber floor, French doors to patio area and rear garden.
Timber staircase to first floor		
Spacious Landing Area	3.31m x 3.29m (ave)	With reading/seating area to front. Hotpress off landing
Hotpress		Double doors, fitted shelving and dual immersion water heater.
Master Bedroom	5.20m x 4.21m	With solid timber floor, Sliderobes.
En-suite	2.11m x 1.93m	W.C., w.h.b., shower stall with Triton T90sr power shower. Tiled splashback and shower stall.
Bedroom 2	4.21m x 4.20m	With extensive fitted Sliderobes. Solid T&G timber floor.
Bedroom 3	4.46m x 2.74m	With fitted wardrobe and drawers/storage. Solid T&G timber floor.
Family Bathroom	3.01m x 2.19m	W.C., w.h.b., bath with shower connection. Tiled half-wall.

Total Floor Area: c. 159 sq.m. / 1,711 sq.ft.



FEATURES

- Property in excellent condition.
- Sought after residential address.
- Mature setting.
- Extensive off-street parking.
- 4 spacious bedrooms - (master en-suite)
- Gardens in lawn to front and rear.
- 3 minutes walk to Centra Supermarket.
- Quality light-filled accommodation.
- Private setting.

OUTSIDE

- Private enclosed rear garden.
- Extensive Indian sandstone patio.
- Mature rear boundary.
- Perfect south facing rear garden.
- Wide selection of plants, shrubs & trees.
- Tarmac driveway with parking for multiple cars.
- Steel-built multi-purpose garden shed.
- Side access from both sides.
- Enclosed dog run.
- Pedestrian walkway to village – only 2 minutes.

SERVICES

- Mains water
- Mains drainage.
- ESB.
- Telephone.
- Broadband
- Fully alarmed.

PLEASE NOTE: The following items are included in the sale; all carpets, curtains, blinds, light fittings, kitchen integrated electrical appliances together with timber garden shed and steel-built garden shed.

DIRECTIONS: From Wexford town proceed over the bridge towards Castlebridge. As you enter Castlebridge Village turn right down Oldtown Lane and the entrance to Rectory Hall is just here on the left. Proceed into Rectory Hall, keep left and then around to the right. The property for sale No. 12 is down here approximately 100m on the left hand side (For Sale sign). Eircode: Y35 E786

Building Energy Rating (BER): C3

BER No.: 112417910

Energy Performance Indicator: 223.71 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



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.

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FIRST FLOOR



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