

FOR SALE

AMV: €225,000

File No. c416.ROD



31 Elderwood, Castlebridge, Wexford

- Detached 3 bed extending to c. 114.36 sq.m. in sought-after development.
- Spacious south-east facing rear garden – fully enclosed.
- Castlebridge village amenities close at hand.
- Just 5km from Wexford and 7km to Curracloe Beach.
- Acc. briefly comprises; entrance hallway, sitting room, kitchen/dining room, utility room, guest w.c., 3 bedrooms, (master en-suite), family bathroom.
- Viewing strictly by prior appointment with the sole selling agents only.



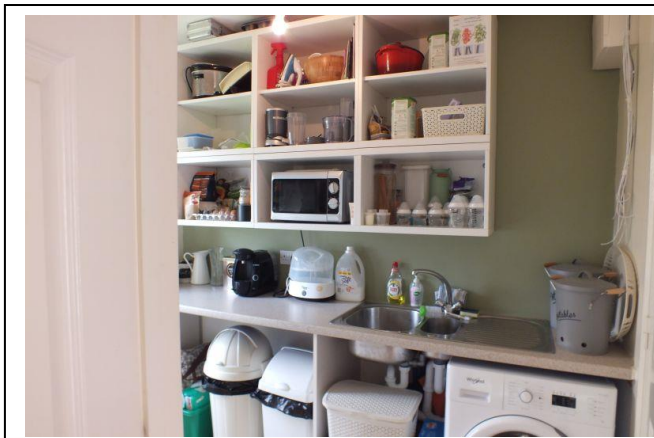
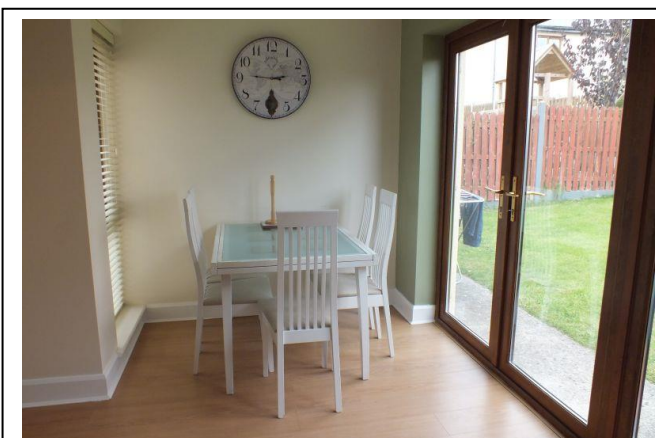
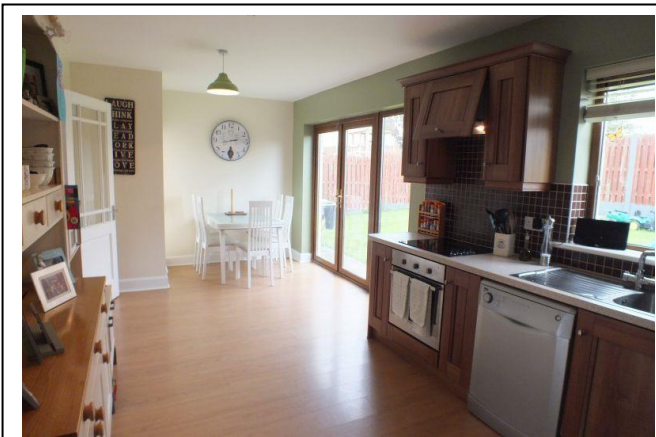
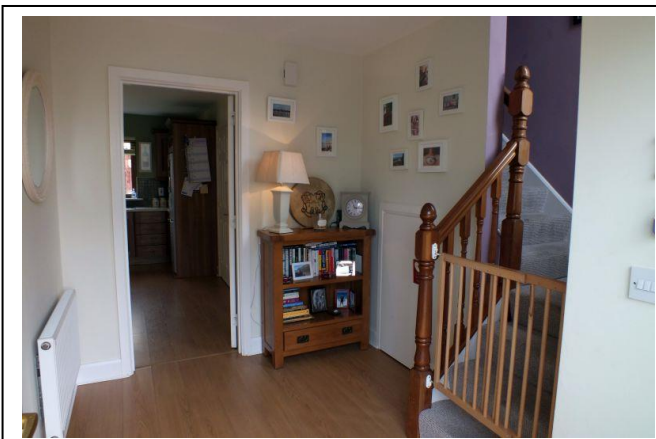
**Kehoe
& ASSOC.**

31 Elderwood, Castlebridge, Wexford

Spacious and well-appointed 3 bedroom detached property in this sought-after development. Located in a quiet cul-de-sac, the property would suit as a family home and for those seeking manageable yet spacious accommodation, close to village amenities. The property is well presented with maintenance free PVC windows, soffits and rainware and a feature stone cladding finish to the front elevation. Internally the property is tastefully decorated.

Castlebridge is close to Wexford town as well as Curracloe and the Slaney Estuary/Kaat Strand.

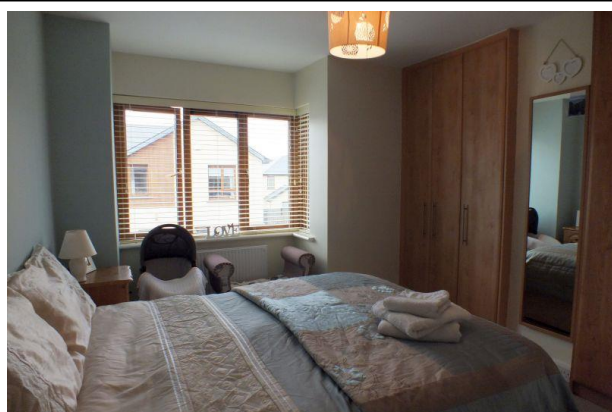
At the heart of this property is an open-plan kitchen/dining room configuration at ground floor, with double doors leading to the sitting room. A further set of double doors open out onto the garden area. Entrance hallway, utility room, guest w.c., complete the ground floor accommodation while upstairs there are 3 spacious bedrooms (1 en-suite) and a family bathroom.



ACCOMMODATION

Entrance Hallway	3.44m x 3.04m (max)	Laminate timber floor and carpeted staircase to first floor level with feature window overlooking front forecourt.
Sitting Room	3.94m x 3.90m + 1.83m x 0.66m	Laminate floor. Fireplace with polished limestone hearth and timber mantelpiece.
Kitchen/Dining room	6.84m x 2.60m + 1.63m x 1.52m	Laminate timber floor. Hardwood kitchen, Beko dishwasher, Beko fridge-freezer, Whirlpool oven and Solar hob, extractor fan over. Stainless steel sink unit, tiled splashback. Double doors to garden area and picture window overlooking front forecourt. Traditional style dresser (freestanding).
Utility Room	2.83m x 1.68m	Tiled floor, ground and eye level countertop storage units. Stainless steel sink unit. Whirlpool washing machine. Door to outside.
Guest W.C.	1.63m x 1.52m	Tiled floor, w.c., w.h.b.
Stairs to first floor		
Landing Area	3.87m x 1.30m	Carpeted floor. Radiator cover. Hotpress off with dual immersion. Full height picture window to front forecourt.
Master Bedroom	4.27m x 3.51m + 1.73m x 0.66m	With double fitted wardrobe, carpeted floor, window blinds.
En-suite		W.C., w.h.b., fitted mirror cabinet. Fully tiled shower stall with Triton T90 shower, easy access base and sliding glass doors.
Bedroom 2	5.99m x 2.64m (max)	Carpeted floor and fitted wardrobe. Window blinds.
Bedroom 3	3.07m x 2.81m (max)	Carpeted floor and window blinds.
Main Bathroom	2.56m x 2.40m	Linoleum covered floor, w.c., w.h.b., bath with telephone shower, tiled surround. Hotpress with dual immersion water heater.

Total Floor Area: c. 114.36 sq.m. / 1,231 sq.ft.



FEATURES

- Wired for alarm.
- PVC double glazed windows throughout.
- Stone cladding to front elevation.
- Open-plan kitchen/dining area with double doors to sitting room.
- Picture window in landing area overlooking front forecourt.

OUTSIDE

- Concrete parking area with gravel borders.
- Fully enclosed rear garden with a panel fence.
- Garden shed.
- South-east facing rear garden making good use of available sunlight throughout the day.
- Double doors to patio area.

SERVICES

- OFCH.
- Mains water.
- Mains sewerage.
- ESB.
- Broadband available.

PLEASE NOTE: There are blinds fitted throughout. Integrated appliances included in sale.

DIRECTIONS: From Wexford town take the R741 for 5km to Castlebridge. Elderwood is on the left hand side. Number 31 is in the second last cul-de-sac on the right hand side. The property is on the right, second house from the turn. Y35 DT38.



Building Energy Rating (BER): C3

BER No.: 112567177

Energy Performance Indicator: 205.54 kWh/m²/yr

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

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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