

# FOR SALE

AMV: €199,500

File No. c476.CM



## 11 Chapel Wood, Kilmuckridge, Co. Wexford

- Excellent family home conveniently located in Kilmuckridge Village and close to 'Blue Flag' beach at Morriscastle.
- A quality home extending to c. 124 sq.m. / 1,335 sq.ft.
- Accommodation briefly comprises; entrance hallway, Living room, kitchen/dining room, utility room, guest w.c. 4 bedrooms (master en-suite), family bathroom.
- Viewing is strictly by prior appointment with the sole Selling agents only, contact Wexford Estate Agents, Kehoe & Assoc. at 053 9144393

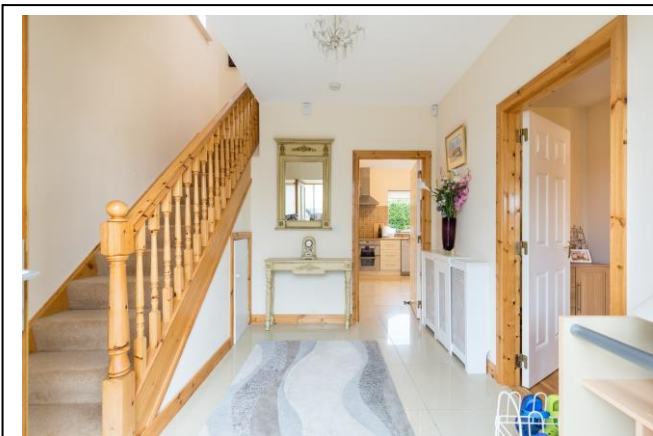


**Kehoe  
& ASSOC.**

## GENERAL DESCRIPTION:

This is an excellent 4 bed detached home, situated in the popular Chapel Wood estate. The accommodation is presented in excellent order throughout. No.11 chapel Wood is conveniently located, within easy walking distance of all amenities including church, school, shop, restaurant, hotel, post office, pharmacy, etc. The accommodation is bright and spacious and very well maintained with a south-easterly facing garden to the rear. It is also most conveniently only 5 minutes' drive from the superb sandy 'Blue Flag' beach at Morriscastle. This wonderful family home is ready for immediate occupation.

To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.





## Accommodation

Entrance Hallway	3.65m. x 3.14m	With tiled floor. Stairs to first floor. Storage under stairs.
Living Room	4.67m x 4.67m	Solid timber floor, marble fireplace with open fire, t.v. point.
Kitchen/Dining Room	5.84m x 3.81m	Tiled floor, fitted kitchen, floor and wall units, integrated oven & hob, stainless steel sink unit, fridge-freezer and dishwasher. Tiles splashback. Sliding door to outside – south-easterly facing garden.
Utility Room	2.36m x 2.23m	Tiled floor, floor and eye unit, tall cupboard. Stainless steel sink unit, washing machine, dryer, tiled splashback. Door to outside.
Guest W.C.	1.95m x 1.58m	With w.c., w.h.b., extractor fan and tiled floor & tiled walls.

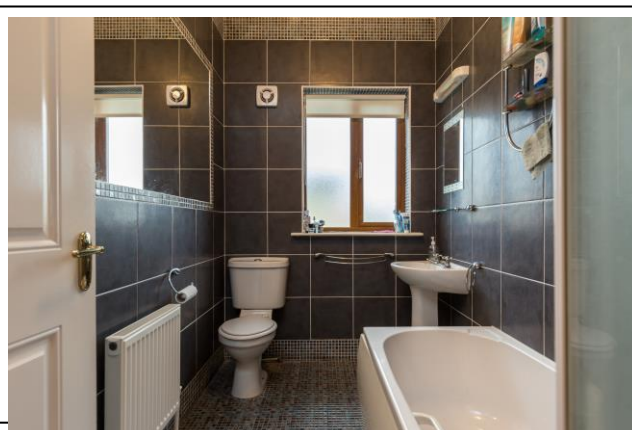
## First Floor

Landing	3.67m x 1.45m	Carpeted with attic access. Hotpress off.
Master Bedroom Suite	4.54m x 4.21m	Carpeted, extensive fitted wardrobes. En-suite – w.c., w.h.b., shower stall with an Expressions 570 shower. Tiled floor and tiled walls.
Bedroom 2	3.82m x 3.23m	Carpeted.
Bedroom 3	2.81m x 2.60m	Carpeted.
Bedroom 4	3.62m x 3.14m	Carpeted.
Family Bathroom	2.58m x 1.67m	With w.c, v.h.b, bath – showe connection above. Tiled floor and walls.

**Total Floor Area: c. 124 sq. m. (c. 1,334 sq. ft.)**

**Building Energy Rating (BER): C1 BER No.: 112890777**

**Energy Performance Indicator: 170.02 kWh/m<sup>2</sup>/yr**



## Features

- 4 bed detached property in excellent condition.
- Large garden with raised decking area, raised flower beds with stone surround.
- Patio with garden shed.
- Walking distance to all amenities in Kilmuckridge village.
- Close to a wonderful 'Blue Flag' beach
- Double glazing throughout.

## Outside

- Low maintenance garden.
- Concrete driveway to front
- Lawn and raised stone surround flower beds
- Private enclosed rear garden.
- Side access on both sides – footpaths.
- Large decking area with south-easterly facing orientation.

## Services

- Mains water.
- Mains drainage.
- OFCH
- ESB.
- Telephone
- Broadband
- Alarm system.

**Please Note:** All carpets, curtains, light fittings, integrated oven, hob, extractor fan, fridge-freezer, dishwasher, washing machine, dryer and garden shed are included in the sale. Other items of furniture may be available at an agreed price extra.

**DIRECTIONS:** In Kilmuckridge Village turn at Hammel's Centra Supermarket passing the church on the left hand side. Proceed up here for a couple of hundred metres and the entrance to Chapel Wood in on your left. Proceed into Chapel Wood, continuing straight ahead and the property for sale (No. 11) is on your right hand side (For Sale sign). Eircode Y25 EH73.

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.

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**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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**PRSA Registration No.: 00214**



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