

FOR SALE

AMV: €415,000

File No. c559.BF



‘Muskerry’, Churchtown Kilrane, Co.Wexford

- Superb Tudor Style residence.
- Generously proportioned family accommodation.
- Private c. 0.5 acre site cleverly landscaped for easy maintenance.
- Viewing is strictly by prior appointment with the sole Selling agents only, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393

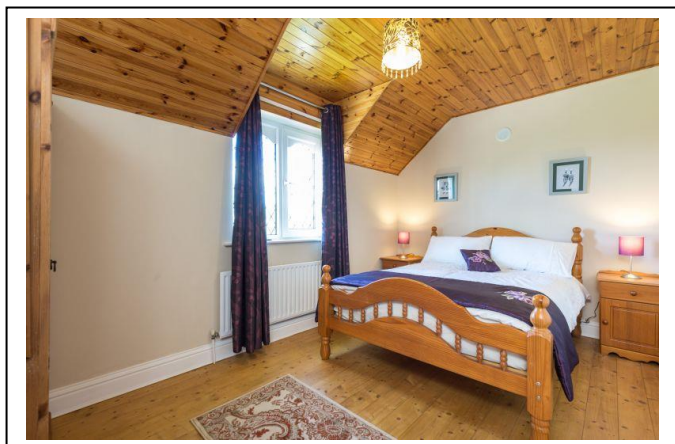


**Kehoe
& ASSOC.**

Superb Tudor Style family home conveniently located on its own private site in the village of Kilrane. Just a short stroll from the local Primary School, Church, Pubs and restaurant. There is also a bus services for secondary schools from the village. Excellent village amenities including bank, supermarket, pharmacy, medical centre and bus/rail services are less than 5 minutes' drive in Rosslare Harbour. Muskerry is a very well-appointed residence tastefully constructed in the Tudor style with Northumberland antique brick façade, natural slate roof, leaded glass double glazed windows, 9' high ceilings and carefully chosen quality finish throughout. The property been meticulously maintained and is presented to the market in pristine condition. It offers excellent family accommodation with spacious interlinking kitchen/dining room /sitting room, separate family room and 4 generously proportioned double bedrooms. Approached by an attractive brick entrance with electronic gates, gravelled drive/forecourt and lawn the front. Nicely landscaped mature private garden to the rear with lovely sunny aspect perfect for outdoor dining, gravelled yard and extensive decking. There is also a detached workshop/tool shed with games room at first floor level. Early viewing of this superb family home comes highly recommended. For further details and appointment to view contact Wexford Auctioneers Kehoe & Associates 053 9144393.



Entrance Hallway	3.57m x 2.97m	With timber floor and solid timber stairs to first floor level.
Sitting Room	4.75m x 5.38m	With timber floor, fireplace with gas fire and double doors to:
Dining Room	4.17m x 3.77m	With timber floor and French doors to rear garden. Open plan to:
Kitchen	4.81m x 3.76m	With excellent range of built-in floor and eye-level units, integrated double oven, hob, extractor, dishwasher, dresser and feature brick wall. Part-tiled walls and tiled floor.
Utility Room	3.77m x 2.51m	With excellent range of built-in storage presses. Washing machine, tumble dryer, freezer and tiled floor. Door to outside.
Toilet	1.67m x 1.33m	With w.c, w.h.b, storage press, part-tiled walls and tiled floor.
Family Room	3.57m x 3.87m	Fireplace with gas fire and timber floor.
First Floor		
Reading Area	2.98m x 2.03m	With timber floor and RV sheeted ceiling.
Bedroom 1	4.77m x 3.57m	With timber floor, RV sheeted ceiling, excellent range of built-in wardrobes and shower room ensuite.
Ensuite	2.95m x 0.97m	Fully tiled, shower stall with electric shower, vanity w.h.b and w.c.
Bathroom	2.97m x 1.67m	Bath with mixer taps and electric shower over, w.c, w.h.b, part-tiled walls and tiled floor
Bedroom 2	4.18m x 2.69m	With timber floor, RV sheeted ceiling.
Dressing Room	3.02m x 2.67m	Fully fitted with extensive range of built-in shelving and hanging space.
Bedroom 3	3.83m x 2.69m	With built-in wardrobes and RV sheeted ceiling.
Hotpress		With dual immersion.
Bedroom 4	3.87m x 3.57m	With laminate floor, RV sheeted ceiling and shower room ensuite.
Ensuite	1.75m x 0.94m	Fully tiled, shower stall with electric shower, w.c and w.h.b
Total Floor Area: c194 sq.m. / (c.2,088)		



Features

- Superb family home.
- Attractive Tudor Style finish.
- Spacious light filled accommodation.
- Convent village location
- Presented in pristine condition.

Outside

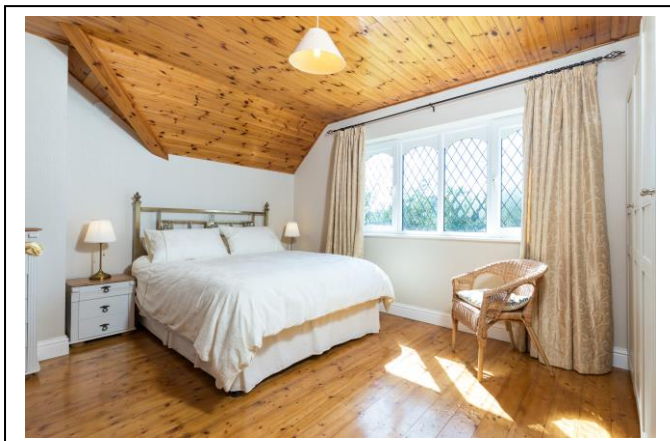
- Electronic gates.
- Private rear garden with sunny aspect.
- Mature garden c. 0.5 Acre.
- Extensive decking.
- Garden shed & Tool Shed/Workshop with games room at first floor level 5.68 x 4.90.

Services

- Mains electricity.
- Mains water.
- Mains drainage.
- GFCH.
- Alarm.
- Fiber Broad Band.

PLEASE NOTE: For sale including carpets, blinds, fridge freezer, dishwasher, hob, extractor, oven, washing machine, tumble dryer, most curtains and light fittings. The main curtains in the sitting room and light fitting room are expressly excluded from the sale.

DIRECTIONS: Proceed to Kilrane Village and turn right between the two pubs. Muskerry is on the left-hand side. For Sale Sign. Eircode Y35N8N0.





GROUND FLOOR

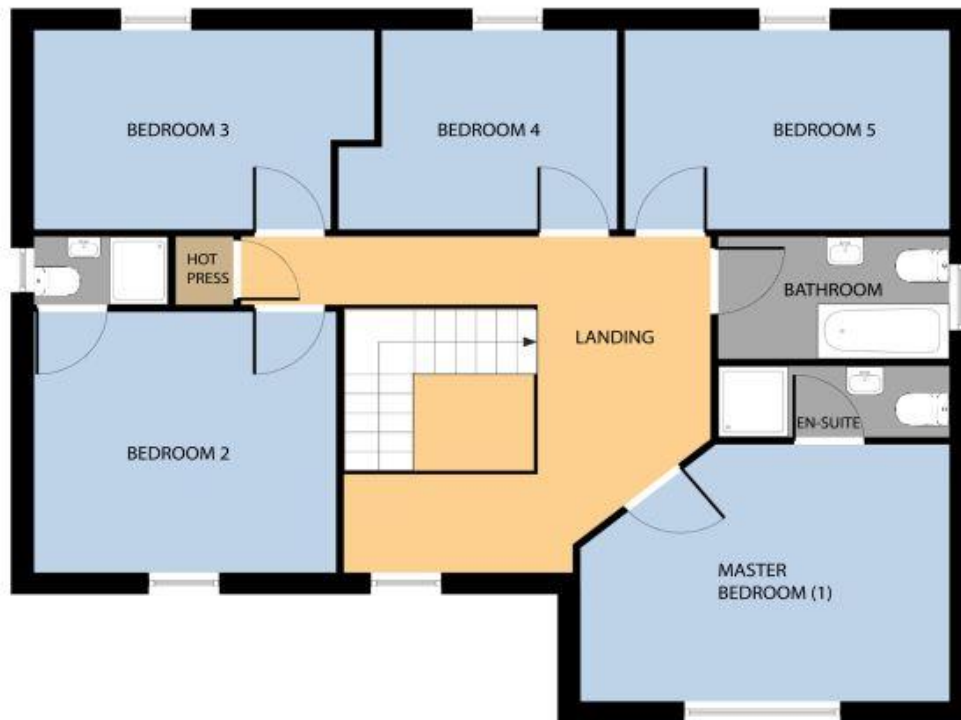


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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Building Energy Rating (BER): C3

BER No.: 113169973

Energy Performance Indicator: 206.38 kWh/m²/yr



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