

# FOR SALE

AMV: €250,000

File No. c805.BF



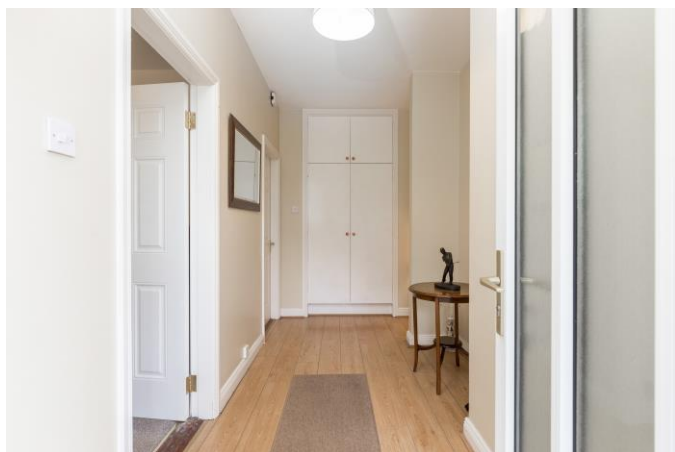
## Na Coilte, Kilmuckridge, Co. Wexford

- Na Coilte is a cosy 3 bedroomed detached bungalow located just outside the village of Kilmuckridge and only 5 km from the Wexford Coastline and the fabulous sandy beach at Morriscastle
- The property has been well maintained, tastefully decorated, presented in excellent condition and offered for sale fully furnished.
- Large garden with plenty of room for the kids to roam freely, space for a vegetable plot and chicken run. There is also a garden shed 3.61 x 3.61 and workshop 4.81 x 3.62 both with lights and power sockets.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393 or email sales @ kehoeproperty.com

## Na Coilte, Kilmuckridge, Co. Wexford

Na Coilte is a cosy 3 bedroomed detached bungalow located just outside the village of Kilmuckridge and only 5 km from the Wexford Coastline and the fabulous sandy beach at Morriscastle. Kilmuckridge Village offers an excellent array of amenities including restaurants, supermarket, pharmacy, post office, shops, pubs, church, childcare facility, primary school and secondary school. The property stands on a 0.56 acre and is surrounded by mature boundaries offering great privacy. The property boasts bright well laid out accommodation, with 9' ceilings and generously proportioned rooms. It has been well maintained, tastefully decorated, it is presented in excellent condition and offered for sale fully furnished. There is a gravelled drive/forecourt and lawn with some lovely ornamental trees to the front. Extensive decking to the rear with lovely sunny aspect perfect for outdoor dining. Large rear garden with plenty of room for the kids to roam freely, space for a vegetable plot and chicken run. There is also a garden shed 3.61 x 3.61 and workshop 4.81 x 3.62 both with lights and power sockets. This property would make a lovely family home within easy reach of excellent village amenities and only a couple of minutes' drive from the beach and stunning Wexford Coastline.

Early viewing comes highly recommended, contact Wexford Auctioneers Kehoe & Associates 053-9144393.





## **ACCOMMODATION**

Entrance Hallway	4.07m x 1.49m	With laminate floor and hotpress with dual immersion
Sitting Room	4.18m x 4.24m	With feature marble fireplace with inset solid fuel stove.
Kitchen	4.18m x 4.10m	With built-in floor and eye-level units, integrated hob, extractor, oven, part-tiled walls and laminate floor.
Utility Room	2.32m x 1.66m	With worktop, built-in shelving, washing machine, dishwasher and fridge freezer. Door to outside.
Inner Hallway	4.64m x 0.95m	
Bedroom 1	4.09m x 3.01m	
Bedroom 2	3.60m x 2.72m	
Bedroom 3	2.81m x 3.01m	
Bathroom	3.02m x 1.75m	Shower stall with electric shower, bath, w.c, w.h.b and part-tiled walls.

**Total Floor Area: c. 93 sq.m. / 1,001 sq.ft.**





## Features

- Mature gardens with sunny aspect.
- Only 1 km from Kilmuckridge Village.
- Only 5 km from the fabulous sandy beach at Morriscastle.
- Presented in excellent condition.
- Offered for sale fully furnished.

## Outside

- Mature gardens with ornamental trees and shrubs.
- Sunny aspect.
- Gravelled drive/forecourt
- Extensive decking
- Garden shed 3.61 x 3.61 and workshop 4.81 x 3.62

## Services

- Mains water.
- Mains electricity.
- Septic tank.
- OFCH
- Wall and attic insulation upgraded.

**PLEASE NOTE:** The sale is inclusive of all carpets, curtains, blinds, light fittings, electrical appliances and furniture in the residence. All pictures, ornaments and personal items are expressly excluded from the sale. The sale is subject to probate and closing will take place 10 days after the grant has issued.



**DIRECTIONS:** From Kilmuckridge Village take the road beside Boggans Pub and proceed up the hill passing the Glanbia Country Life Store on the right-hand side. Continue for c. 1 km and the property is on the left-hand side. For Sale Sign. Y25EH36.





**Building Energy Rating (BER): D2 BER No.: 111156089**  
**Energy Performance Indicator: 288.17 kWh/m<sup>2</sup>/yr**

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

**Kehoe & Assoc.,**  
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 053 9144393  
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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





#### 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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