

FOR SALE

AMV: €425,000

File No. a190.CM



4 Árd a Bhealach, Coolballow, Wexford, Y35 Y5R3

- Extremely desirable location in close proximity to a host of local amenities.
- Spectacular balcony area with scenic countryside and coastal views
- Extending to c. 167 sq.m / c 1,798 sq. ft. 4 Árd a Bhealach offers excellent bright and spacious accommodation incorporating a sizeable sunroom with vaulted ceiling to relax in.
- Accommodation briefly comprises: Entrance hallway, sitting room, large kitchen / dining room, sunroom, 4 bedrooms and 3 bathrooms.
- High speed Fibre Broadband available.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393 or email sales @ kehoeproperty.com



**Kehoe
& ASSOC.**

4 Árd a Bhealach,

Most conveniently located, 4 Árd a Bhealach is only 5 minutes' drive from Wexford town and 5 minutes' drive from Piercestown village, where local amenities include St. Martins GAA, Hanrahans supermarket, pharmacy, church and primary school. 4 Árd a Bhealach is in close proximity to a host of other amenities including Johnstown Castle, Dr. Hoopers Medical Surgery, Rathaspeck Golf Course and Wexford Omniplex. It is within walking distance to Drinagh Retail Park where you will find Meadows & Byrne, Kelly's Café, McDonalds and Leisure Max

The perfect family home 4 Árd a Bhealach offers substantial accommodation extending to c. 167 sq. m / c. 1,798 sq.ft. Árd a Bhealach is a private 5 home development constructed in 2009 and is presented to the market in impeccable condition. Each room gives a spacious feeling with a large open plan kitchen / dining area / sunroom, sitting room and ensuite bedroom downstairs. On the first floor there are 3 bedrooms and a main bathroom incorporating a spectacular master bedroom ensuite with the most impressive balcony area. All in all, this is a terrific family home and Kehoe & Assoc. highly recommend early viewing



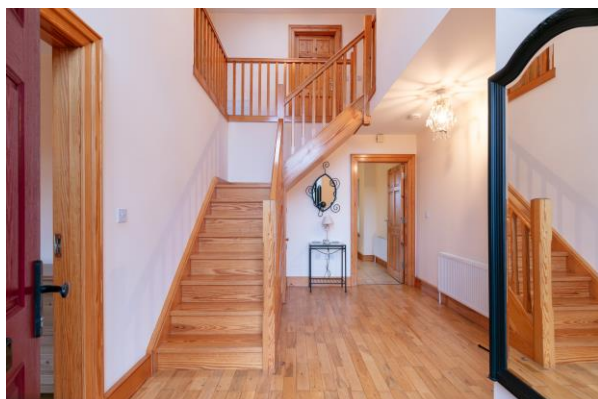
ACCOMMODATION

Entrance Hallway	4.54m x 3.09m	With timber flooring, solid timber staircase to first floor and under stairs storage.
Sitting Room	6.59m x 4.15m	With timber flooring, open fireplace and French doors to back garden.
Bedroom 2	4.99m x 3.19m	With solid timber floor and ensuite.
Ensuite	2.10m x 1.60m	Fully tiled, w.c, w.h.b and vanity unit.
Kitchen / Dining Room	8.19m x 4.04m	With excellent range of floor and eye-level units, dual stainless-steel sink, double oven, American style fridge freezer, electric hob with extractor fan, built-in wine rack and tiled floor. Open plan to:
Sunroom	3.87m x 3.71m	With vaulted timber ceiling, tiled floor and French doors to rear garden.

First Floor

Landing Area	4.34m x 3.48m	With large Velux window.
Bedroom 3	5.17m x 3.17m	With solid timber flooring and walk-in wardrobe
Family Bathroom	4.46m x 1.95m	With Triton AS2000X electric shower, bath, vanity unit, w.c, w.h.b, tiled floor and part-tiled walls.
Walk-in Hotpress	1.85m x 1.67m	
Master Bedroom	5.70m x 3.75m	With solid timber flooring, ensuite and double doors to balcony area.
Ensuite	2.01m x 1.64m	Fully tiled with Triton T90xr electric shower, vanity unit, w.c, and w.h.b.
Bedroom 4	3.58m x 2.91m	With solid timber flooring and feature box window.

Total Floor Area: c. 167 sq.m. / 1,798 sq.ft.





Features

- Wonderful family home.
- Most convenient location
- Scenic balcony area
- Relaxing sunroom

Outside

- Detached garage with roller shutter door (4.66m x 3.31m)
- Paved driveway with ample car parking space to the front.
- Large, enclosed lawn to the rear.
- Mature trees to the rear offering privacy.

Services

- OFCH
- ESB
- Mains Water
- Mains Drainage
- High speed broadband

PLEASE NOTE:

The annual fee payable by each of the 5 residents of €50 per month for the upkeep of the estate.

The following items are included in the sale: double oven (new), hob, fridge freezer & dishwasher. Other furniture may be available at an agreed extra cost.

DIRECTIONS:

From the Wexford Bridge, continue Southwest along Commercial Quay, take a right onto King Street. At Bishopswater rounabout, take the first exit onto Whiterock Hill road. Continue on this road for c. 1.6km and take a right onto Coolballow Road. In c. 350m take a right into the Árd a Bhealach development.

No. 4 Árd a Bhealach is straight ahead of you. (For Sale sign). **Eircode: Y35 Y5R3**

From the Ring Road on the N25 at the Duncannon Rounabout (Whitford House Hotel on your left-hand side) proceed on the N25 for approx. 1.8km. Take a right and proceed on this road for approx. 850m. Turn left at Brookfield. Proceed for approx. 800m and the entrance to Árd a Bhealach is on your right-hand side. No. 4 Árd a Bhealach is straight ahead of you. (For Sale sign). **Eircode: Y35 Y5R3**

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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Building Energy Rating (BER): C2

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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