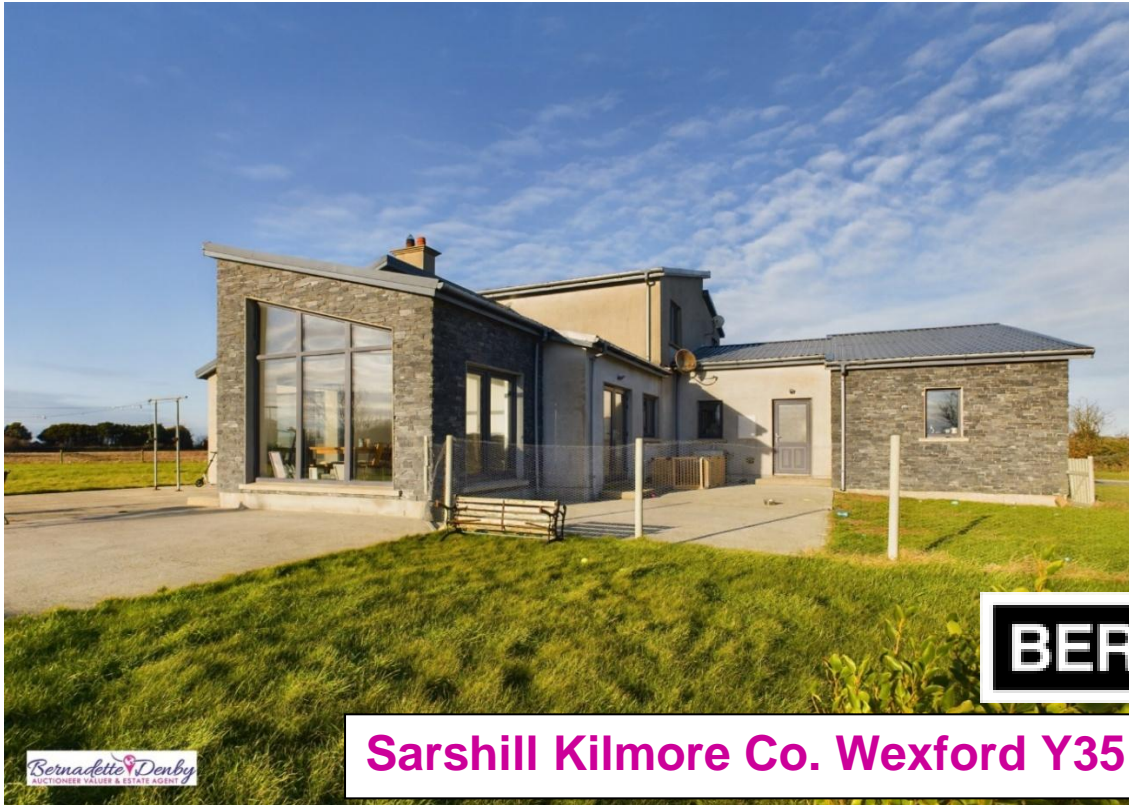


Price €385,000.00

Four/Five Bedroom – Detached Home

Bernadette Denby
AUCTIONEER VALUER & ESTATE AGENT



BER B2

Sarshill Kilmore Co. Wexford Y35 XT73



Nestled at the end of a private cul-de-sac, this impressive four/five-bedroom detached family home is set on a spacious site of approximately 1.087 acres. Offering a peaceful and private location, the property is just 1.4km from Kilmore Village and 4km from the scenic Kilmore Quay, renowned for its beautiful beaches and vibrant outdoor lifestyle.



Built approximately 10 years ago, this modern home is designed to provide spacious and comfortable living accommodation, with a B2 energy rating, ensuring efficiency and sustainability. The well-proportioned rooms are filled with natural light, making this property an ideal choice for family living.



Kilmore Village offers an array of local amenities including a primary school, shop, supermarket, restaurant, and pubs, while Wexford Town 16km away, provides a wider selection of services, shopping, and recreational options. Kilmore itself is a haven for those who love the outdoors, with stunning beaches, excellent fishing opportunities, water sports, and a host of other outdoor activities to enjoy.

This property combines modern living with the tranquility of rural life, making it the perfect family home in a convenient location. Construction is timber frame with block exterior, brick finish to facades, steel roof, solar panels, double glazed windows, doors and oil fired central heating.

PSRA: 003908

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Entrance Porch

3m (9'10") x 2.48m (8'2") Ceramic tiled floor with arch to:-

Hall

5.42m (17'9") x 2.43m (8'0") Spacious entrance hall with ceramic tiled floor, stairs to 1st floor and door to storage closet/hot press.



Kitchen / Dining

6.92m (22'8") x 4.46m (14'8") Bright and spacious kitchen/dining with eye and waist level fitted presses, double oven, ceramic hob, large breakfast island, ceramic tiled flooring, recessed ceiling lights and french doors to patio. Door to utility, arch to sun-room and living room.



Sun room

3.54m (11'7") x 3.18m (10'5") Vaulted ceiling, laminate timber flooring and french doors to rear patio.



Living Room

5m (16'5") x 4.68m (15'4") With solid fuel stove, laminate timber flooring windows on two sides



Utility

6.8m (22'4") x 3.57m (11'9") Ceramic tiled flooring, waist level fitted presses plumbed with washing machine and dryer, door to:-

Downstairs WC

2.48m (8'2") x 1.73m (5'8") With w.h.b. & w.c., part tiled wall, ceramic floor tiles.

Integrated Garage

6m (19'8") x 3.52m (11'7") Accessed internally from utility and externally roller door.



Bedroom 1

3.67m (12'0") x 2.93m (9'7") Located on ground floor to rear of house with laminate timber flooring and door to:-

Bed 1 Ensuite

2m (6'7") x 1.77m (5'10") Floor to ceiling ceramic tiles, shower, w.h.b. & w.c.,



Sitting/Office/Bedroom

4.44m (14'7") x 4.38m (14'4") Currently used as a bedroom this room offers the potential to be a 5th bedroom, home office or TV room, with laminate timber flooring.

Landing

4.02m (13'2") x 1.99m (6'6") Stairs to 1st floor landing with doors to:-



Bathroom

3.1m (10'2") x 3.03m (9'11") Family bathroom with floor to ceiling ceramic tiles, bath, shower stall, w.h.b., and w.c.



Bedroom 2

5.06m (16'7") x 3.72m (12'2") Master bedroom with carpet to floor, fitted wardrobes, and door to:-

Ensuite

3.04m (10'0") x 1.77m (5'10") With velux roof light, double shower stall, w.h.b. & w.c., floor to ceiling ceramic tiles



Bedroom 3

4.4m (14'5") x 3.85m (12'8") To the rear of the house with carpet to floor

Bedroom 4

4.06m (13'4") x 3.68m (12'1") To rear of house with laminate timber flooring.



Door of House



Door Patio & Garden



Kilmore Quay/Harbour Co Wexford.

Features

- Modern contemporary home
- Large private site circa 1.087 acres
- 1.4kms from Kilmore Village and 4kms from Kilmore Quay
- B2 Energy Rating
- Well proportioned home filled with natural light
- Total Floor Area Circa 238.9sqm (Circa 2571sqft)

Directions

Coming from Wexford on the N25 take the right turn onto R739 for Kilmore Village/Kilmore Quay and drive for approximately 12 kms, drive through Kilmore Village on leaving village drive for 1.4kms and take the small road (cul de sac) to the left right after the shrine, drive right down to the end of the cul de sac and the property will be facing you and marked with a For Sale sign.

BER No: 118085406



Services

Private well, oil fired central heating, sewerage treatment system, solar panels, double glazed windows & doors.

Viewings

Strictly by appointment, 24 hours' notice required for this property.

Note: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied upon as a statement or representation of fact. 2. The vendor does not make or give nor is Bernadette Denby Auctioneer Valuer & Estate Agent or her staff authorised to make or give any representation or warranty in respect of this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and contract of sale the latter shall prevail. We do not hold ourselves responsible for any expense incurred in inspecting this property should it not be suitable already let, sold or withdrawn from sale.