

Ref: 7952

NO 31 BEECHBROOK PARK, KILMUCKRIDGE, CO. WEXFORD Y25 W954



BER C2

QUINN PROPERTY

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Delightful Three Bedroom Detached Residence In Popular Coastal Location For Sale By Private Treaty



LOCATION & DESCRIPTION:

QUINN PROPERTY are delighted to introduce this splendid three bedroom two-storied property located in the heart of Kilmuckridge with all amenities within walking distance, such as schools (primary and secondary), shops, supermarkets, restaurants, pubs, church and hotel.

Kilmuckridge is 3km from the coast and the fabulous stretch of beach at Morristcastle. The village is a popular tourist location and its location boasts an equally impressive choice of beaches further along the coastline in Ballyconnigar, Ballinesker, Curracloe and Old Bawn. The property is 26km from Wexford, 23km from Enniscorthy, 21km from Gorey and South Dublin is an hour and a half commute.

This stunning detached residence is nestled in the highly sought-after development of Beechbrook Park and offers elegance and comfort .



The property is approached via a spacious concrete driveway offering plenty of room for multiple vehicles ensuring easy access and hassle free parking. The large private south easterly facing rear garden is easily accessible from the front of the property through gates on both the right and left sides. These convenient entry points make it simple to enjoy the large outdoor space with patio area whether your hosting or simply just heading out for a stroll.

The accommodation is light and airy, creating a fresh and welcoming atmosphere throughout. Large windows and open spaces enhance the natural brightness, making it a perfect retreat for relaxation.

Whether you're upsizing, relocating, or searching for a peaceful retreat by the sea, 31 Beechbrook Park offers space, style, and a warm community atmosphere. Just unpack and enjoy.



Accommodation Comprises As Follows:

Ground Floor:

Entrance Hall:	2.5m x 1.2m	Tiled flooring
Hall:	1.8m x 3.m	Tiled flooring, stairway to first floor
Living Room:	4.8m x 4.3m	Hardwood flooring, feature fire place with stove, French doors to kitchen/dining
Kitchen/Dining Area:		Tiled flooring, Fitted waist high and eye level units, tiled splashback extractor fan, electric cooker, integrated dishwasher, fitted cabinetry, recessed lighting, sliding doors to rear patio
Kitchen:	2.9m x 3.6m	
Dining Area:	2.7m x 3.5m	
Utility Room:	1.6m x 2.6m	Tiled flooring, fitted units, plumbed for washing machine
W.C..	1.0mX 1.8m	Tiled flooring, W.C., W.H.B.

First Floor:

Hall:	4.2m x 1.8m	Carpet flooring
Hotpress:	1.0m x 0.7m	Timber flooring, shelving
Family Bathroom:	2.4m x 1.8m	Tiled flooring, W.C., W.H.B., bath, electric shower
Bedroom 1:	3.9m x 3.7m	Carpet flooring, fitted wardrobes, sea views
En-suite:	0.9m x 2.6m	Tiled flooring, shower (fully tiled), W.C., W.H.B.
Bedroom 2:	3.9m x 4.3m	Carpet flooring, fitted wardrobes
Bedroom 3:	3.4m x 3.7m	Carpet flooring, fitted wardrobes

An Excellent Opportunity to Acquire a Property With Wonderful Sea Views



SERVICES & FEATURES:
 Oil Fired Central Heating
 Mains Services
 Built: 2001
 Property Extends To: 114m² Approx.
 Outside Tap
 Ample Visitor Parking
 Garden Shed



BER DETAILS:
 BER: C2
 BER No: 108539271
 Energy Performance Indicator: 196 kWh/m²/yr

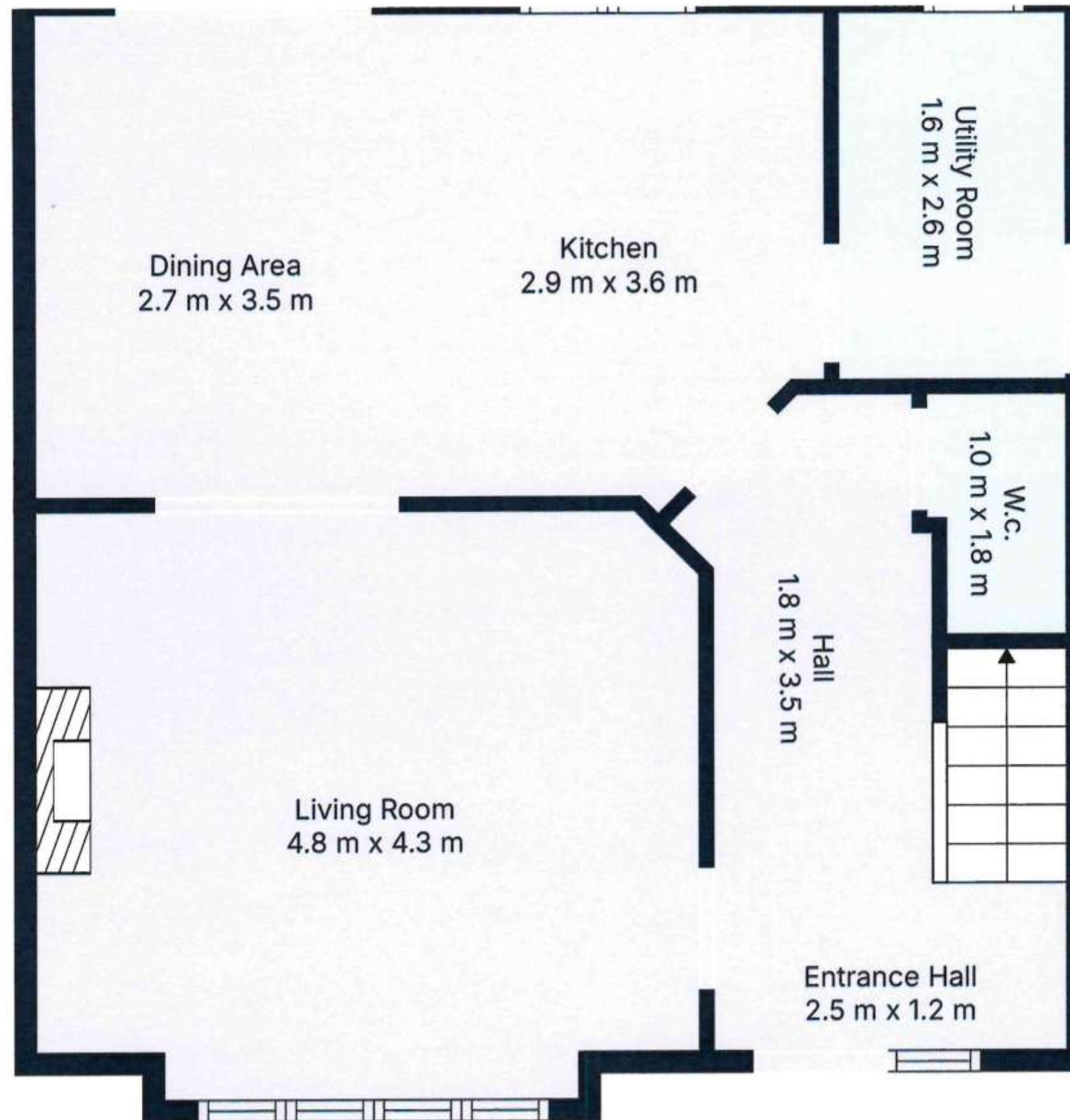


A.M.V. €270,000

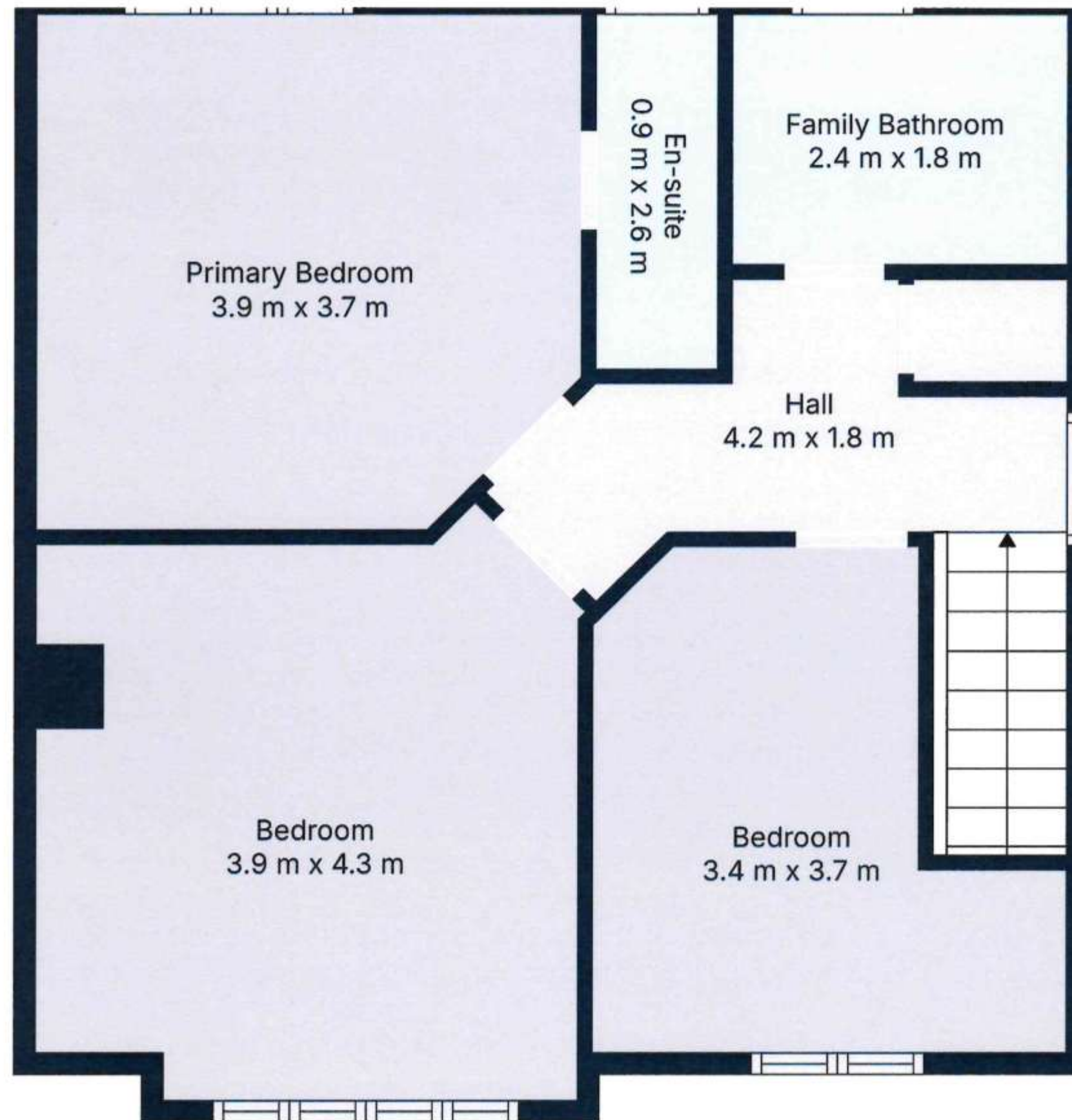




Experience Coastal Living At Its Finest With This Stunning Property



TOTAL: 114 m2
FLOOR 1: 57 m2, FLOOR 2: 57 m2
WALLS: 8 m2



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FLOOR 1: 57 m2, FLOOR 2: 57 m2
WALLS: 8 m2

QUINN PROPERTY

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The above particulars are issued by **QUINN PROPERTY** on the understanding that any negotiations whatsoever concerning the property are conducted through **QUINN PROPERTY**. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.

26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA. NO. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

