

Ref: 8760



NO. 2 FORD COURT, KILMUCKRIDGE, CO. WEXFORD Y25 HX59

BER B3

QUINN PROPERTY

[www.quinnproperty.ie](http://www.quinnproperty.ie)

# Delightful Three Bedroom Terraced House In A Popular Coastal Location For Sale By Private Treaty



## LOCATION & DESCRIPTION:

**QUINN PROPERTY** are delighted to present to market this welcoming family home, ideally located in the heart of the village of Kilmuckridge. Situated only 3km from the stunning coastline and the renowned Blue Flag beach at Morriscastle. This property enjoys all the benefits of village living with shops, cafés, and amenities just a short stroll away, while offering the privacy and comfort of a well-established residential setting. Kilmuckridge offers a wide range of local services including primary and secondary schools, supermarkets, shops, restaurants, pubs, a church, and a hotel — making it a thriving and convenient community.

A popular tourist destination, the area is also home to several beautiful beaches along the nearby coastline, including Ballyconnigar, Ballinesker, Curracloe, and Old Bawn. The property is well-positioned for commuters, with Wexford Town less than 30km away, Enniscorthy 25km, Gorey 20km, and South Dublin accessible within approximately 90 minutes.

This attractive property will appeal to a wide range of buyers, including first-time purchasers, young families, and those seeking a retirement or holiday home, thanks to its superb location within easy reach of all your everyday amenities

Accommodation is bright and airy, extends to C.98m<sup>2</sup> and comprises as follows:



Entrance Hall:	2.8m x 5.1m	Laminate flooring, stairs to first floor.
W.C.:	1.3m x 1.7m	Tiled flooring, W.C., W.H.B.
Living Room:	4.0m x 4.3m	Laminate flooring, feature fire place with an open fire.
Kitchen/Dining Room:	6.1m x 3.4m	Linoleum flooring, fitted units at waist and eye level, electric cooker, extractor fan, double doors to rear yard.
Landing:	2.9m x 3.7m	Carpet flooring.
Bedroom 1:	3.7m x 3.2m	Carpet flooring, ensuite.
Ensuite:	2.8m x 1.2m	Tiled flooring, W.C., W.H.B., electric shower.
Bedroom 2:	3.2m x 3.3m	Carpet flooring.
Bedroom 3:	2.9m x 2.8m	Carpet flooring.
Bathroom:	2.4m x 1.6m	Tiled flooring, W.C., W.H.B., bath with tiled surround.





**OUTSIDE:**

The exterior of the property is equally appealing, offering an abundance of communal parking to the front for convenience. To the rear, the property benefits from a private, low-maintenance patio yard, accessed via double doors from the kitchen, ideal for outdoor relaxation with minimal upkeep required.



**SERVICES AND FEATURES:**

All Mains Services  
Oil Fired Central Heating  
Property Extends To: C.98m<sup>2</sup>  
Built: 2005



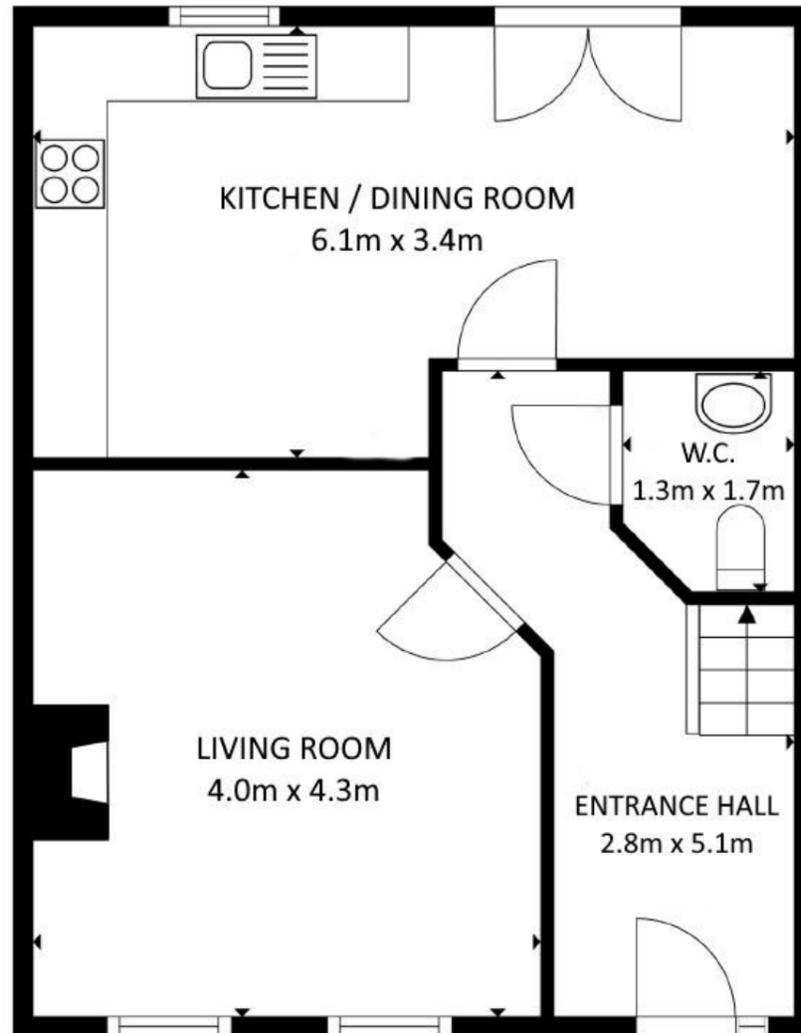
**BER DETAILS:**

BER: B3  
BER No.: 105389084  
Energy Performance Indicator: 145.61kWh/m<sup>2</sup>/yr

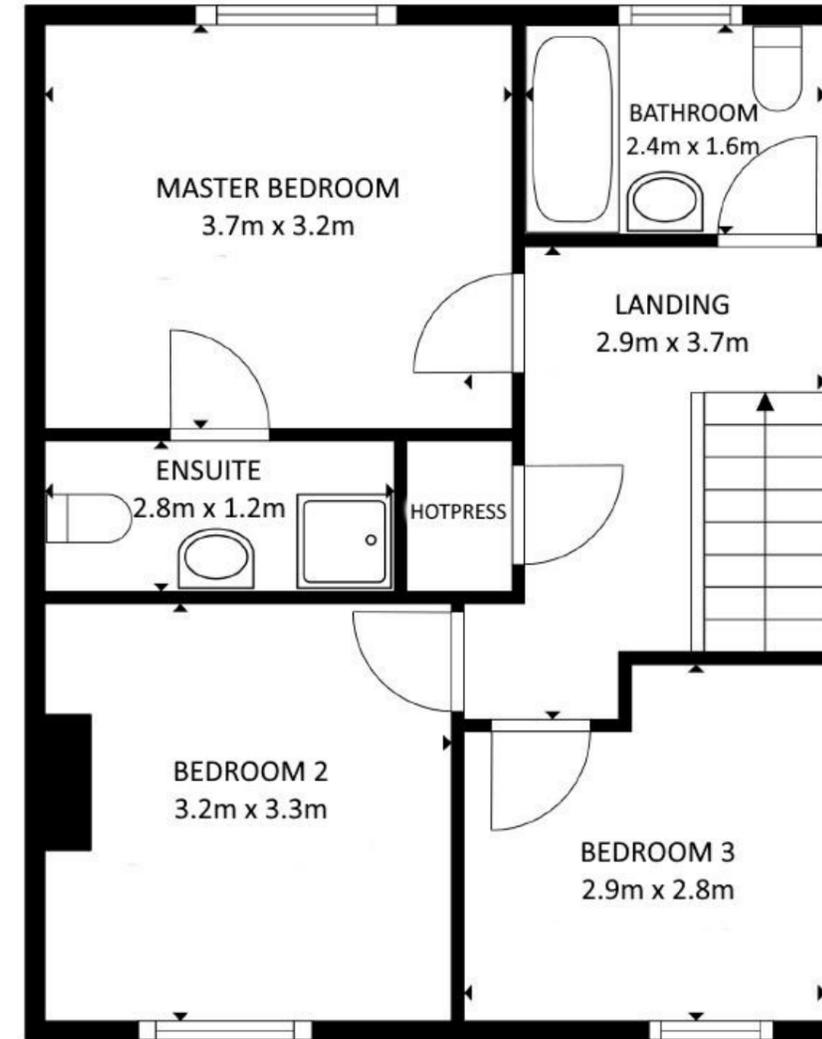


An Excellent Opportunity To Acquire A Delightful Home In A Vibrant, Well-Connected Location

A.M.V. €200,000



FLOOR 1



FLOOR 2



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.