

FOR SALE

AMV: €270,000 Fully Furnished

File No.E290.CWM



7A St. Helen's Village, Kilrane, Co. Wexford Y35 PX51

- A perfectly positioned holiday home situated in the well-known St. Helen's Village within a short walk of the beach. The range of amenities on site include a golf course, tennis & basketball courts, children's play area, restaurant & bar.
- From the property you can access multiple walking treks from the Bing Bay Beach side or St Helen's Bay beach.
- Only 2 hours from Dublin and 5 minutes from Rosslare Europort.
- 3 bedrooms, two bathroom extending 98 sq.m 1,055 sq.ft.
- Accommodation comprises of an entrance hall, open plan living/
- dining/kitchen, 3 bedrooms (master en-suite) and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

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Kehoe & Assoc. are delighted to present 7A St Helen's Village to the market. Built in 2000, this mature development is extremely popular for holiday homes and indeed full-time residences. The semi-detached bungalow at 7A St Helen's Bay is on a quiet cul-de-sac with a large garden with complimentary large patio area.

The property has two car parking spaces outside. The grounds are managed and always immaculate all year round.



This particular property is in excellent condition and maintained exceptionally well. Presented to market fully furnished with all appliances.

The accommodation comprises of an entrance hall, open plan living, dining and kitchen, large sunroom, three bedroom with one ensuite and a family bathroom. Off the hallway is a hot press and a separate storage closet.

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ACCOMMODATION

Entrance Hallway
Open plan Living Room /
Kitchen
Sunroom
Utility Press
Inner Hallway
Master Bedroom
En suite
Bedroom 2
Bedroom 3
Family Bathroom

Total Floor Area: c. 98 sq.m / 1,055 sq.ft





Features

- Built in 2000
- Semi-detached bungalow
- 3 Bedrooms, 2 Bathrooms
- Extending to 98 sq.m
- Walking distance to Club House

Outside

- Enclosed private site
- Quiet cul-de-sac location
- Gated secured development

Services

- Mains water
- Mains drainage
- Electric heating
- Broadband

Note: Annual service charges €1,500 per annum to include bins, commons grounds insurance, management fees and grass maintenance all year round. The house is painted outside every 3 years

Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.



Building Energy Rating (BER): C3 BER No. 118940923

Energy Performance Indicator: 224.66 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents.

Sales Agent

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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