

No. 46 Elderwood, Castlebridge, Co. Wexford.

No. 46 Elderwood is a stunning semi detached 4 bed residence presented to the market in what can only be described as pristine condition featuring very tasteful, modern & stylish décor throughout. The property boasts many added extras throughout such as feature tiling, high end kitchen and a beautiful garden to rear enclosed, not overlooked and car port.

Accommodation is bright, spacious and very well laid out creating a warm & welcoming homely atmosphere throughout. This superb home is located in a popular & modern development on the outskirts of Castlebridge village within immediate access to all facilities shops, schools, restaurants, etc. It is easily connected to all major routes N11, N25, M50 etc. and the main Gorey to Dublin road is within minutes reach. Wexford town is less than 10 minutes driving distance and the ferries at Rosslare Europort are 30 minutes approx. Dublin City & airport are less than 2 hours approx.. The Sale of this Property Offers a Fantastic Opportunity to Acquire a Beautifully Presented Property in "Turn Key" Condition in a highly sought after and premium development and would suit a wide range of property buyers given its super accommodation & convenient location.

VIEWING HIGHLY RECOMMENDED.

Property Features:

Prestigious Location.
Sought after development.
Minutes to beaches.
4 Bedrooms One En-suite.
Car port.
Secluded garden to rear.

Accommodation Comprises:

Entrance Hallway 3.81m x 3.41m Tiled floor, understairs storage.
Living Room 4.59m x 3.91m Feature fireplace, semi solid timber floors, TV point.
Kitchen/Diner 4.31m x 5.55m Fully fitted eye & waist level kitchen units, stainless steel sink unit, tiled floors, part tiled walls, lounge area off. Double doors to rear.
Utility Room 3.15m x 1.66m Fitted units, fully plumbed, tiled floors, door to rear.
Guest WC 1.42m x 1.66m WC, WHB, tiled.

Upstairs

Landing 1.18m x 4.82m Hotpress (0.68m x 1.08m)
Bedroom No. 1 3.45m x 2.56m
Bedroom No. 2 3.06m x 3.70m Built in wardrobe, semi solid timber floor.
Bedroom No. 3 2.78m x 4.50m Built in wardrobe.
Bedroom No. 4 (Master) 5.11m x 3.41m Walk in wardrobe, en-suite.
En-Suite 1.68m x 1.99m WC, WHB, Triton shower, tiled.
Bathroom 1.96m x 2.51m WC, WHB, bath, tiled.

Outside: Gardens to rear, side entrance, car port, parking.

Services: Mains water, mains sewage, oil fired central heating.

BER: B3 Ber No: 107166027 138.32 kWh/m²/yr

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

GPS Co-Ordinates: Latitude 52.377 Longitude -6.455