

FOR SALE

AMV: €450,000

File No.E299. LM



14 The Cloisters, Castlebridge Co. Wexford

*Exceptional Four-Bedroom Detached Home.
Ideally Located in Castlebridge.*

Kehoe & Assoc. are delighted to bring this beautiful impressive four-bedroom detached double fronted home nestled in this quiet cul de sac within this very small development of just 24 homes. Built in 2003 this is a rare opportunity to acquire a substantial family home in one of Wexford's most convenient and desirable locations.



**Kehoe
& ASSOC.**

Prime Location

Castlebridge village is well served with an excellent range of local amenities including schools, shops, crèches, sports facilities, and popular dining options such as the well-known brunch spot Dusty Boy. The area is particularly sought after for its proximity to some of Wexford's most celebrated natural attractions, including the golden sands of Curracloe Beach and the scenic woodland trails of the Raven Forest walk. Also nearby is the tranquil Edenvale Waterfall trek, a hidden gem offering a peaceful escape into nature.

Castlebridge also holds a unique place in history as the birthplace associated with the concept behind Guinness World Records, adding a distinctive cultural note to the village's appeal. Combining space, setting, and a highly practical low-maintenance outdoor design, Holly Green offers an exceptional opportunity to acquire a substantial family home in one of North Wexford's most desirable residential locations.



14 The Cloisters, Castlebridge, Co. Wexford.

Offering space, privacy, convenience and excellent accessibility, this superb home presents an outstanding opportunity for families seeking a high-quality home in a prime Wexford location close to coast, countryside, schools, and town amenities.

The home further benefits from double-glazed windows, oil-fired central heating, and an impressive **B BER rating**, reflecting the property's strong energy efficiency credentials and comfortable modern living standards.

Spacious & Well-Appointed Accommodation

Designed with modern family living in mind, the accommodation at 171 sq m is both spacious and versatile throughout and briefly comprises:

- Large family room located off the kitchen / diner with stone fireplace
- Second living room with open fire and beautiful mahogany surround fireplace
- Large master bedroom complete with an impressive en-suite
- Bright family bathroom featuring both bath and separate shower stall
- Spacious fitted kitchen with appliances included
- Utility room with appliances included
- The home benefits from double-glazed windows and oil-fired central heating throughout.

Outstanding Outdoor Space

The enclosed rear garden is a particular feature of this exceptional property, with south westerly sunshine and a large timber deck ideal for entertaining.

Features include:

- Paved cobblelock driveway suitable for ample cars
- Gardens in lawn to the front.
- Shed
- Large timber deck ideal for outdoor entertaining



ACCOMMODATION

Entrance Hallway	5.5 m x 2.1 m	Tiled Floor
Kitchen	4.3m x 5.3m	Tiled flooring throughout. Maple fitted kitchen with island - floor & eye level cabinets with black worktops. Large island with black worktop, ample storage space & drawers and counter space. Window overlooking rear garden. Integrated ceramic hob, double oven, integrated fridge freezer, integrated dishwasher. Door to utility room and wc.
Dining Room	3.59m x 3.27m	With extra height to ceiling, panoramic windows to garden. Sliding doors to rear garden and timber deck. Tiled Floor. Timber blinds.
Utility Room	2.9m x 1.62m	With door to garden. Washing machine and dryer.
Guest Toilet	1.5m x 1.26m	Tiled Floor, whb and wc.
Living Room	4 m x 4.4 m	Carpet. Open fire place with mahogany fire surround and over mantel mirror.
Sitting Room	4 m x 4.15 m	With walnut floor and stone open fireplace. Bay window.

From entrance hall, stairs leading to:







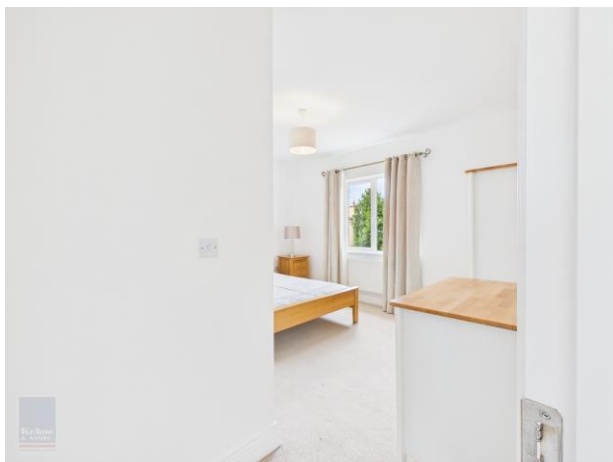


ACCOMMODATION

First Floor

Landing	4.76m x 2.07.	Carpeted flooring.
Master Bedroom	4.72 m x 4.09m	With bay window
Ensuite	2.55 m x 1.7m	Tiled flooring and walls. Fully tiled shower with electric shower, W.C., w.h.b.
Bedroom 2	3.1 m x 2.8 m	With carpet
Bedroom 3	4.1 m x 3.41m	With carpet
Bedroom 4	4.08m x 3.26m	With carpet
Main Bathroom	4.06m x 2.5m	Tiled flooring and timber panel to walls. Fully tiled shower with power shower, W.C., w.h.b and free-standing bath.

Total Floor Area: c. 171 sq.m / 1,840 sq.ft









Features

- Excellent B energy rating.
- Extending to c. 171 sq.m. / 1,840 sq.ft.
- Spacious open kitchen / diner / snug
- 4 bedrooms, 3 bathrooms
- Spacious and full of natural light.
- Security Alarm

Outside

- Footpath surround.
- Timber Shed
- Timber Patio
- Paved driveway

Services

- Mains water
- Mains drainage
- Oil Fired central heating
- Fibre Broadband

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

DIRECTIONS: Eircode: Y35 ET95





Building Energy Rating (BER): B BER No. 110762849

Energy Performance Indicator: 150 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

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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. PRA No. 002141

