

**Price €245,000.00**

**Three Bedroom - Detached**

**Bernadette Denby**  
AUCTIONEER VALUER & ESTATE AGENT



**1 Raven Point Coolgrainey Curracloe Co. Wexford Y21 RX07**

## **LOCATION! LOCATION! LOCATION!**

What a superb opportunity to own a retreat 450m from the stunning Curracloe Beach in Co Wexford.

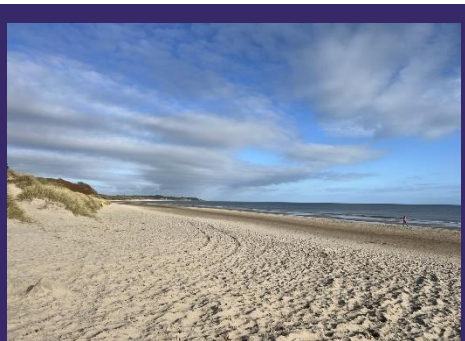
This three bedroom detached holiday home comes to the market set in an small exclusive development of detached homes on the hill top over looking curracloe beach. Curracloe village is just 1.3kms walk where you will find all necessary amenities such as local supermarket, pubs, hotel, takeaway, church, primary school and bus access to Wexford Town for all other necessary amenities.

The property itself has been recently decorated and ready for holiday use.

Accommodation comprises of open plan kitchen/dining and living area, conservatory, three bedrooms with one ensuite and family bathroom. There is an enclosed garden to the side and rear with lovely sun aspect to enjoy the afternoon sunshine.

This property is the perfect stepping stone on to the property ladder as a first home, downsizing for retirement or just the perfect retreat as a holiday home.

Viewing is highly recommended to fully appreciate the superb location and aspect of this three bedroom detached home.



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### **Kitchen /Dining Area**

6.3m (20'8") x 3.05m (10'0") Front door opens directly into the open plan kitchen/dining and living area with solid wood timber flooring. The kitchen area has eye and waist level fitted presses with stainless steel sink, electric oven, ceramic hob, extractor, dishwasher, washing machine and fridge freezer, patio doors to rear garden and double doors to conservatory.



### **Living area**

6.3m (20'8") x 3.1m (10'2") To the right of the front door the living area has a small wall area separating it from the kitchen dining but overall the room is open plan. Solid wood flooring throughout, solid fuel stove, windows to the front and sides, and stairs to first floor.



### **Conservatory**

3m (9'10") x 2.89m (9'6") Located to the side of the property with double doors from the kitchen dining, solid wood timber flooring, ceiling fan and door to the rear garden

### **1st Floor Landing**

4.33m (14'2") x 1.39m (4'7") Solid wood timber flooring with door to spacious hot press access to attic and doors to:-



### **Bathroom**

2.17m (7'1") x 2.12m (6'11") Bath with Mira Vigour power shower, shower screen, w.h.b. with shaver light, w.c., part tiled walls and lino to floor. Velux roof window to rear and window to side.

### **Bedroom 1**

3.2m (10'6") x 2.5m (8'2") Dormer window to the front of the house with beautiful sea views, floor to ceiling fitted wardrobes, solid wood timber flooring and door to:-



### **Ensuite shower room**

1.95m (6'5") x 1.16m (3'10") Tiled shower stall with Triton T90z electric shower, w.h.b and w.c., lino to floor





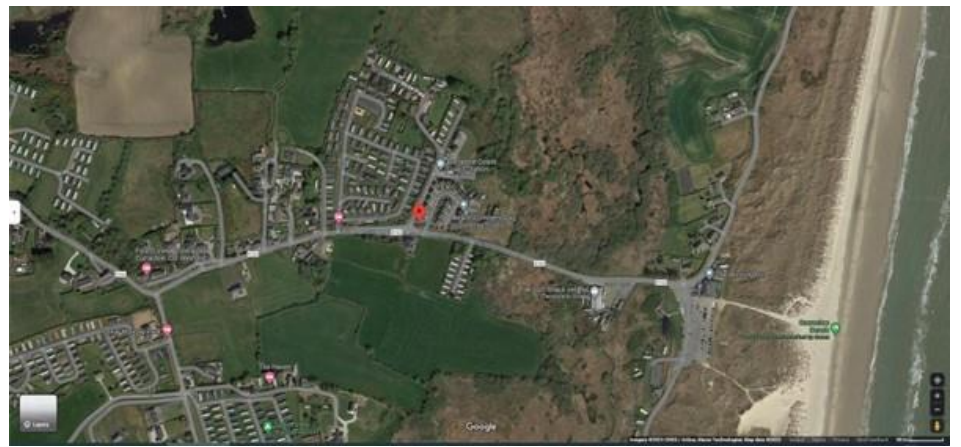
### Bedroom 2

2.91m (9'7") x 2.55m (8'4") Dormer window to the front of the house and window to the side both with sea views, solid wood flooring, storage cupboard, solid wood timber flooring.



### Bedroom 3

2.54m (8'4") x 2.45m (8'0") To the rear of the property with window to the side with sea views, fitted press, solid wood timber flooring.



## Features

- 450m stroll from Curracloe Beach
- 1.3km from Curracloe Village
- Beautiful sea views from the bedrooms
- Open plan living, kitchen and dining
- Enclosed size garden with patio

## Directions

Coming from Curracloe Village turn between Curracloe Roadhouse pub and petrol station and continue 1.3km towards curracloe beach. Raven Point is the last development on your left hand side before you continue down the road to the beach. The property is marked with a For Sale sign

## BER No:

115226284

## Services

Mains ESB, water, shared sewerage treatment system

## Viewings

Strictly by appointment with agent Bernadette Denby Mobile 00353 86 207 1543

Email: [info@bernadettedenby.com](mailto:info@bernadettedenby.com)

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