

# FOR SALE

AMV: €595,000

File No. C279.CM



## ‘Willowfield’, Riverside, Crosstown, Wexford



- Wonderful 5 bed family home on this peaceful, private site.
- One of Wexford’s most sought after residential area.
- Walking distance to town and all amenities – water views.
- Viewing strictly by prior appointment with the sole selling.



**Kehoe  
& ASSOC.**



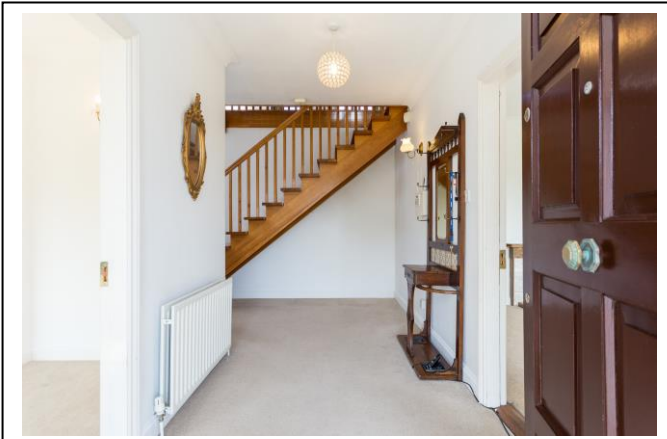
## ‘Willowfield’, Riverside, Crosstown, Wexford

**LOCATION:** Situated in this mature residential setting known as ‘Riverside’, this fine family home is perfectly positioned. It offers the best of both worlds with a quiet countryside feel yet within easy walking distance to Wexford town centre. Crosstown is widely recognised as one of the most sought after locations. There is a mix of substantial detached family homes adjacent to the River Slaney. This location offers peace & privacy and an ideal location from which to raise a family. A 10 minute walk will take you to the Riverbank Hotel, Wexford Swimming Pool and Wexford Bridge. For those seeking easy access to Dublin, this property is close to the Wexford to Castlebridge road and only 10 minutes’ drive from the new M11 Motor connection at Oilgate.

**DESCRIPTION:** Kehoe & Assoc. are delighted to offer ‘Willowfield’ a comfortable detached family home positioned on a mature south facing site. It occupies a corner position, on one of the largest sites within Riverside, offering some spectacular water views from the first floor. There is a generous balance of accommodation for modern day family living. There are two fine reception rooms, kitchen/dining room, 5 bedrooms, utility room, shower room, bathroom and w.c.

Outside the garden is fully enclosed offering a kids wonderland with many mature plants, shrubs and trees. There is a detached garage and greenhouse. The drive is tarmacadamed with ample parking for several cars. The detached garage may offer some potential for conversion.

All in all this is a most attractive detached residence set on a south facing site close to the River Slaney. It is perfectly positioned. This is a property which should not be missed, and viewing is a must to be fully appreciated. To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393 or [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com).

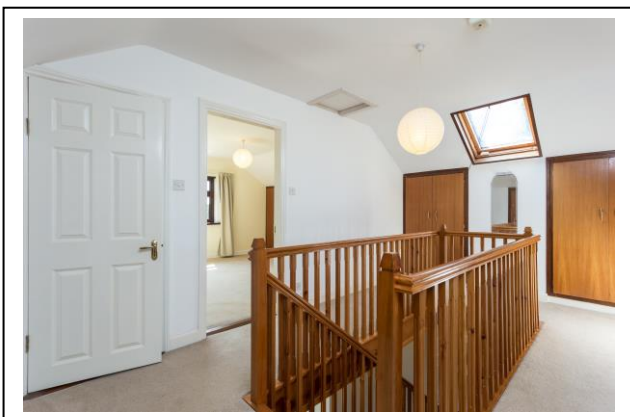


## **ACCOMMODATION**

|                                     |                                  |   |
|-------------------------------------|----------------------------------|---|
| Entrance Hallway<br>(L-Shaped)      | 4.99m x 1.97m +<br>2.88m x 2.23m | With alarm panel, multiple power points.  |
| Reception Room 1                    | 4.77m x 3.84m                    | With tiled fireplace, ceiling coving and centre piece. T.V. point and fitted wall lights.   |
| Reception Room 2                    | 4.85m x 4.25m                    | Fitted display cabinet and shelving. Tiled fireplace with back boiler supplementing oil fired central heating system. T.V. point, ceiling coving and centre piece. Fitted wall lights. Serving hatch to kitchen/diner.                    |
| Shower Room                         | 1.98m x 1.65m                    | W.H.B., corner shower unit with Triton T90xr electric shower. Tiled floor to ceiling fitted wall light and mirror.  |
| Separate W.C.                       | 1.89m x 1.05m                    | With w.c. and w.h.b. Fitted wall light and mirror. Tiled floor to ceiling.  |
| Rear Hallway                        | 4.80m x 1.08m                    |   |
| Kitchen/Dining<br>Room              | 4.88m x 3.97m                    | With quality handmade fitted kitchen designed by Kieran Courtney with granite worktops, sink with double drainer. Integrated appliances including double oven, hob extractor fan, washing machine, fridge-freezer. Fitted larder presses. |
| Utility Room                        | 1.92m x 1.83m                    | Plumbed for washing machine, tiled floor and door to outside.   |
| Bedroom 5                           | 3.64m x 3.63m                    | With fitted wardrobes and ceiling coving.   |
| Bedroom 4                           | 3.61m x 3.23m                    | With fitted wardrobes and ceiling coving.   |
| <b>Timber stairs to first floor</b> |                                  |   |
| Master Bedroom                      | 4.12m x 3.59m                    | With splendid water views over River Slaney and towards Wexford town. Extensive fitted wardrobes.   |
| Bedroom 2                           | 3.98m x 2.85m                    | With extensive fitted wardrobes.  |
| Bedroom 3                           | 3.94m x 2.84                     |   |
| Bathroom                            | 2.89m x 1.45m                    | With w.c., w.h.b. and bath. Fitted wall heater.   |
| Spacious Landing                    | 4.88m x 3.05m                    | With excellent storage and fitted presses/wardrobes.  |

**Excellent storage into eaves**

**Total Floor Area: c. 174.75 sq.m. / 1,881 sq.ft.**



## FEATURES

- Private secluded site.
- Water views over River Slaney – from first floor.
- Mature garden with many established plants and trees.
- Quality fitted kitchen.
- Much sought after location.
- Established residential area.
- Walking distance to all amenities in Wexford town.
- OFCH

## OUTSIDE

- Extensive site with immense privacy.
- Detached garage – 10m x 4.5m, approx.. (possibly suitable for conversion).
- Greenhouse – 3m x 6m (approx.).
- Tarmac kerbed driveway.
- Parking for several cars.
- Most attractive stone-built garden wall.
- Extensive planting, shrubs and trees.

## SERVICES

- Mains water.
- Mains drainage.
- ESB.
- Telephone
- Fully alarmed.

**DIRECTIONS:** In Wexford town proceed over Wexford Bridge along Ferrybank taking the first turn to the left. Continue to the end of this road where there is a small roundabout, keep left and then turn right into Riverside. Continue straight ahead in Riverside and 'Willowfield' is just here on the left (For Sale Board).



**Building Energy Rating (BER): D2**

**BER No.: 112436183**

**Energy Performance Indicator: 290.49 kWh/m<sup>2</sup>/yr**

**For overview video search: Willowfield, Crosstown**  **YouTube**

**VIEWING:** Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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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



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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FIRST FLOOR

