

# FOR SALE

AMV: €345,000

File No. C484.CM



## 32 Coill Moibhinn, Newtown Road, Wexford

- Stunning views of the Wexford Harbour and Ferrycarrig Castle.
- Impressive 2,036 sq.m. of finished floor area, with bright spacious accommodation
- Much sought after local location off Newtown Road, close to Wexford General Hospital, Wexford Local Authority, Department of Environment Buildings.
- Rear south facing garden offering additional entertainment area.
- Quiet cul-de-sac of finished houses, perfectly positioned.
- Accommodation beautifully comprises, entrance hallway, guest w.c., sitting room, kitchen, living/dining room, sun room, utility room, 4 bedrooms (3 en-suite) & family bathroom.
- Viewings by prior appointment with the sole selling agents.



**Kehoe  
& ASSOC.**

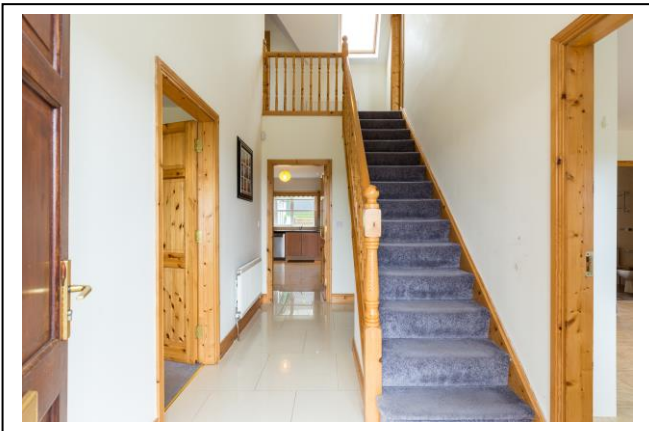
## 32 Coill Aoibhinn, Newtown Road, Wexford

**LOCATION:** No. 32 Coill Aoibhinn is an impressive family home, situated in a much sought after location. Built in 2006, this detached family home provides spacious accommodation in one of Wexford's most popular developments. The property offers superb views over the River Slaney Estuary and Ferrycarrig Castle. The residence boasts an open spacious feeling. With power showers and top of the range kitchen appliances. Spacious flexible accommodation over two floors, an impressive entrance hallway, a generous sized sitting room, the downstairs bedroom which is en-suite may potentially be a second family room.

To the front of the house there is a cobblelock driveway with parking for two vehicles, there are side entrances to the rear garden which is south facing, landscaped, sandstone patio area - ideal for entertaining and barbeques. It also includes built-in twin slides and a garden shed.

This property enjoys a wonderful location in a quiet cul-de-sac of detached homes just off the Newtown Road, close to Wexford General Hospital, Wexford Local Authority & the Department of Environment Buildings. If you are searching for a house in Wexford, this property must be viewed.

**VIEWING:** Contact Wexford Estate Agents, Kehoe & Assoc. on 053 9144393



## **ACCOMMODATION**

Entrance Hallway	4.23m x 2.07m	With tiled floor, alarm panel.
Sitting Room	4.54m x 4.72m	Carpet flooring, open fireplace with black granite tile and timber surround, t.v. point. Featuring bay window with Estuary views.
Kitchen	6.36m x 5.99m	Tiled floor, recessed ceiling spotlights and two centre lights. Fitted kitchen with integrated 5-burner dual fuel oven, dishwasher, fridge-freezer, tiled splashback
Sun Room	3.79m x 3.34m	Tiled floor, south facing with French doors leading to rear garden.
Utility Room	2.56m x 2.02m	Tiled floor, fitted units, worktop area, plumbed for washing machine and dryer. Door to outside.
Guest W.C.	2.41m x 0.70m	With tiled floor and walls, w.c. and w.h.b.
Bedroom 1	4.42m x 4.01m	Tiled floor and open rail closet space.
En-suite	2.42m x 1.76m	Tiled floor and walls, w.c., w.h.b. shower stall with Triton XR electric shower.

### **Carpeted solid timber staircase leading to first floor with spacious well-lit landing area**

Master Bedroom	5.50m (max) x 3.39m	Carpet flooring, t.v. point, walk-in closet and stunning Estuary views.
En-suite	1.29m (max) x 2.48m	Tiled floor and walls, w.c., w.h.b., shower stall with Supajet power shower, heated towel rail
Bedroom 4	4.70m x 4.54m	Carpet flooring and stunning Estuary Views
Bedroom 3	4.18m x 3.72m	Carpet flooring, open storage into eaves and open rails.
Family Bathroom	2.53m x 2.11m	Tiled floor and walls, w.c., w.h.b. bath with shower connection, corner shower with Supajet power shower, fitting mirror and lights.
Hotpress off Landing		With dual immersion water heater and fitted shelving.

**Total Floor Area: c. 189 sq.m. / 2,036 sq.ft.**



## FEATURES

- River Slaney & Ferrycarrig Castle views.
- Proximity to schools and town
- Quiet Cul-de-sac of detached houses
- Fully fitted kitchen

## OUTSIDE

- Cobblelock driveway
- Rear garden with southerly orientation
- Generous patio area offering additional entertainment area.
- Twin slides.
- Garden shed.

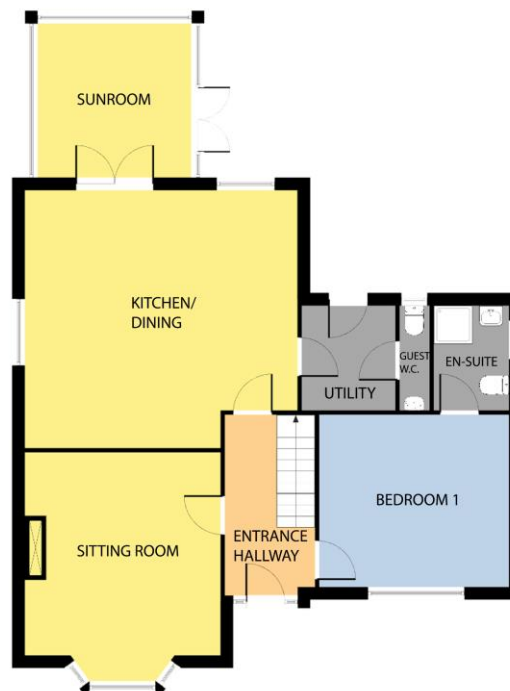
## SERVICES

- OFCH
- Mains water
- Mains sewerage.
- ESB

**DIRECTIONS:** From Wexford town take the Newtown Road passing Wexford General Hospital on your right hand side. Continue for approximately 1km and Coill Aoibhinn is on your right. Proceed into Coill Aoibhinn, continue straight ahead for 300m, take the left turn and No. 32 is on 100m on your left hand side (For Sale sign). Eircode: Y35 X9H6



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



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**Building Energy Rating (BER): C2**

**BER No.: 100173459**

**Energy Performance Indicator: 177.01 kWh/m<sup>2</sup>/yr**

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

**Kehoe & Assoc.,**  
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