

# FOR SALE

AMV: €240,000

File No. C471.CM



## 21 Hollyville Heights, Davitt Road South, Wexford

- Wonderful spacious 3 bedroom semi-detached family home – c. 1,045 sq.ft.
- Situated in the heart of Wexford Town – within walking distance of the Quay Front and bus & rail services
- Mature sought after residential development.
- Acc. briefly comprises; entrance hallway, living room, kitchen/dining room, utility room, guest w.c., 3 bedrooms (master en-suite), family bathroom and hotpress
- Viewing strictly by prior appointment with the sole selling agents only.



**Kehoe  
& ASSOC.**

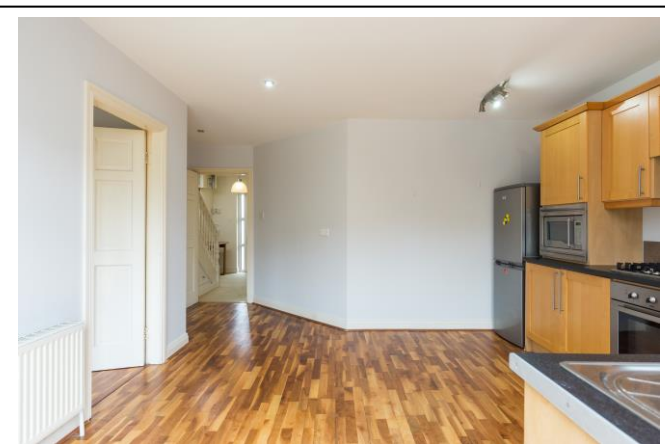
## 21 Hollyville Heights, Davitt Road South, Wexford

No. 21 Hollyville Heights – a 3 bedroom semi-detached family home located right in the heart of Wexford Town. This property is within walking distance of all the wonderful amenities on offer in Wexford town and only a short stroll from the Main Street, The Quay Front and bus & rail services. Hollyville Height is a mature, south-after residential development and this wonderful 3 bed family home with south-westerly facing rear garden has much to offer. The accommodation briefly comprises, entrance hallway, living room, kitchen/dining room, utility room and guest w.c. on ground floor level with master bedroom en-suite and 2 further bedrooms, family bathroom and hotpress.

This property would make a wonderful family home, it would also be an attractive option for first timer buyers or investors.

For further details and appointment to view contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

**VIEWING:** For further details and appointment to view, contact the sole selling agents, Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.





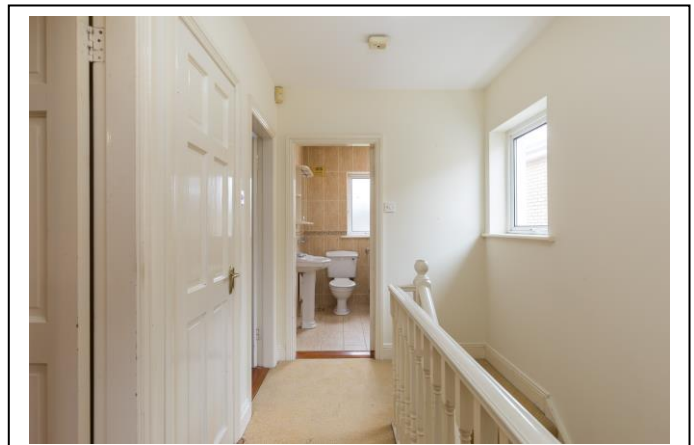
## **ACCOMMODATION**

Entrance Hallway	3.24m x 1.90m	Carpeted flooring, alarm, phone point and Siro Broadband.
Living Room	5.17m (max) x 3.62m	With carpet flooring, open fire with black tile surround, recessed spotlights, t.v. point and phone point
Kitchen/Dining Room	3.93m x 3.68m	Timber laminate flooring, built-in eye and floor level kitchen units, integrated microwave oven, 5-ring gas burner hob with electric oven, extractor fan. Steel splashback, stainless steel sink with tiled splashback. Sliding doors leading to patio area.
Utility Room	3.20m x 1.58m	Timber laminate flooring, built-in floor level units, plumbed for washing machine and space for dryer. Open shelves overhead and door to outside.
Guest W.C.	1.76m x 0.80m	Tiled floor, w.c., w.h.b

## **Carpeted stairs to first floor**

Bright Landing Area		Hotpress with dual immersion water heater, fitted shelving
Master Bedroom	4.82m (max) x 3.07m (max)	Carpeted flooring, six store built-in storage units, t.v. point. Bay window with Slaney Estuary views.
En-suite	1.76m x 1.71m	Tiled floor, half-wall, w.c., w.h.b., shower unit with Triton T80 electric shower. Extractor fan.
Bedroom 2	3.58m x 3.27m	Carpeted flooring
Bedroom 3	3.08m (max) x 2.44m	Carpeted flooring and Estuary views.
Family Bathroom	1.99m x 1.90m	Tiled flooring and walls. W.C., w.h.b with mirror storage & light unit. Bath with shower attachment overhead.

**Total Floor Area: c. 97.11 sq.m. / 1,045 sq.ft.**





### FEATURES

- Excellent town centre location
- Wonderful Estuary and town views from first floor.
- Short walk to Wexford's Main Street
- Spacious, bright, well laid-out accommodation

### OUTSIDE

- South-westerly facing garden with decking – al fresco dining
- An enclosed side access
- Hardy planting and , flower beds for low maintenance
- Private enclosed rear garden
- Car parking space and lawn to the front.

### SERVICES

- Mains water.
- Mains sewerage.
- OFCH
- Siro Broadband

**PLEASE NOTE:** Furniture not included but could be included at an extra agreed price.

**DIRECTIONS:** Proceed up St. Johns road taking the left turn onto Davitt Road South. The entrance to Hollyville Heights is on your left hand side - opposite St. Iberius National School. The property is located on the right hand side. For Sale sign. Eircode: Y35 D6P7

**Building Energy Rating (BER): C3**

**BER No. 112933429**

**Energy Performance Indicator: 208.36 kWh/m<sup>2</sup>/yr**

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**Kehoe & Assoc.,**  
Commercial Quay,  
Wexford  
053 9144393

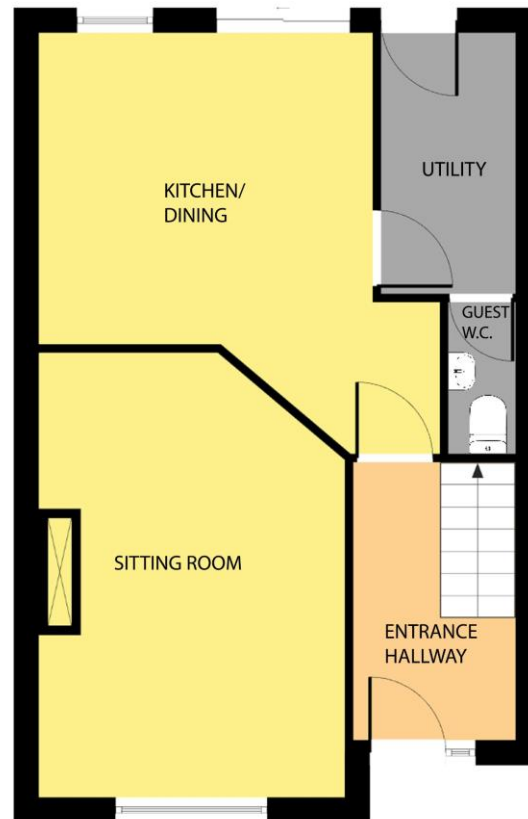
[www.kehoeproperty.com](http://www.kehoeproperty.com)

Email: [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)



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



## FIRST 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 mis-statement. 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.