

# FOR SALE

AMV: €185,000

File No. c564.CM



## No. 32 Bayview Drive, Wexford

- Excellent location within walking distance of all Town Centre amenities. .
- Just off the Newtown Road with easy access to Wexford General Hospital, the Department of Environment Offices and Wexford County Council.
- Mature, sought-after residential address.
- Well-maintained with westerly facing rear garden.
- Acc: entrance hallway, dining room, sitting room, kitchen, utility room, guest w.c., 4 bedrooms, family bathroom
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe  
& ASSOC.**



No. 32 Bayview Drive is a 4 bed home, situated in a much sought-after address. The property comes to the market in good condition, it has the benefit of oil fired central heating. Outside there is private parking to the front. To the rear there is a westerly facing garden laid out in lawn and complete with patio area and garden shed. Internally the accommodation is spacious, flexible and well laid out. There are 4 bedrooms, with built-in wardrobes. If you are searching for a home to purchase in Wexford, this is an opportunity not to be missed. It is within 1km easy walk of Wexford Town Centre, National Opera House, and all amenities including; shops, schools, church, restaurants, etc. It is also positioned just off the Newtown Road with easy access to Wexford General Hospital, the Department of Environment Offices and Wexford County Council.

To arrange a suitable viewing time please contact the sole selling agents, Kehoe & Assoc. at 053 9144393.



## ACCOMMODATION

Entrance Hallway	3.37m x 1.89m	With lino flooring, telephone point & alarm
Dining Room	4.03m x 3.43m	Carpet flooring, double doors leading to:
Sitting Room	3.79m x 3.61m	With brick feature open fireplace, floor units & shelving. Carpet flooring
Kitchen	3.79m x 2.31	Fitted wall and floor units, integrated oven, hob & extractor fan. Fridge-freezer. Lino flooring, tiled splashback, stainless steel double sink unit. Steps down to:
Utility Room	3.96m (max) x 2.49m	With fitted floor to ceiling units, plumbed for washing machine & tumble dryer. Lino flooring. Door to outside.
Guest W.C. & Shower Room	2.17m (max) x 1.94m	With w.c., w.h.b. Shower stall with Mira power shower. Lino flooring.
Bedroom 4	4.70m x 2.48m	Carpet flooring, fitted floor to ceiling units. Convenient door leading to downstairs w.c. through utility.

### **Timber stairs to first floor**

Spacious Landing Area	2.79m x 1.81m	Carpet flooring. Hotpress with dual immersion water heater and fitted shelving.
Master Bedroom	4.41m (max) x 3.98m	Fitted wardrobe and carpet flooring.
Bedroom 2	3.90m x 2.70m	With fitted wardrobe and carpet flooring.
Bedroom 3	2.68m x 2.67m	With fitted wardrobe and carpet flooring.
Family Bathroom	2.26m x 1.71m	With w.c., w.h.b. with built-in counter floor units. Bath with mains power shower and tiled surround. Carpet flooring.

**Total Floor Area: c. 116 sq. m. (c. 1,248 sq. ft.)**



## **FEATURES**

- 4 bedroom family home.
- Mature residential area in a sought-after location.
- Spacious, flexible accommodation.
- Walking distance to Wexford town.
- Close to Wexford General Hospital and Wexford Co. Co.
- Bus stop at entrance to estate.

## **OUTSIDE**

- Tarmac front driveway.
- Front lawn.
- Private enclosed rear lawn.
- Westerly facing rear garden in lawn
- Patio area.
- Garden shed with pathway from rear door

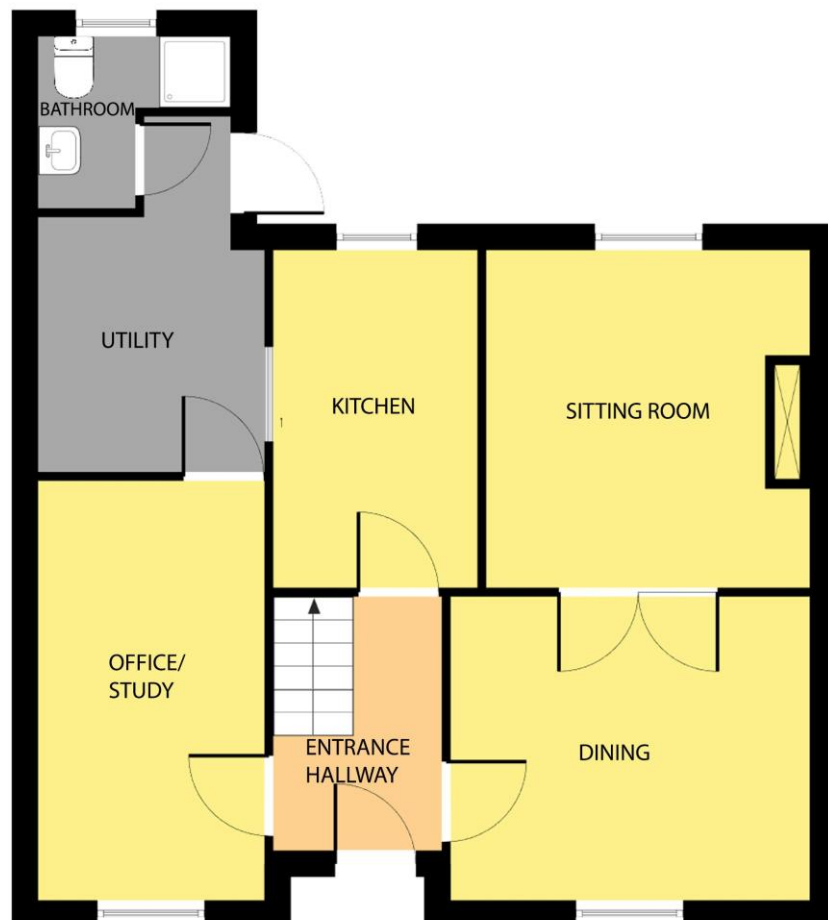
## **SERVICES**

- Mains water.
- Mains drainage
- ESB
- Telephone
- OFCH supplemented by back boiler.
- Alarm



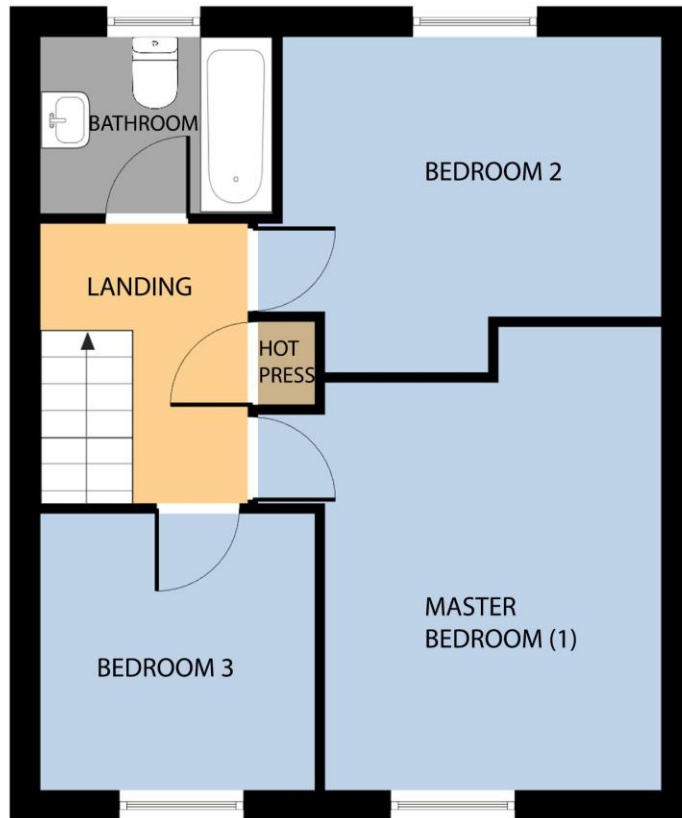
**Directions:** In Wexford town proceed up Hill Street and continue past the monument onto the Newtown Road. Bayview Drive is just here on the left hand side. Proceed into Bayview Drive, continue straight ahead. The property for sale is just here on the right – No. 32 Bayview Drive (For Sale sign). Eircode: Y35 H6V3

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 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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**Building Energy Rating (BER): E1      BER No.: 105152722**  
**Energy Performance Indicator: 310.46 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.

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