

# FOR SALE

AMV: €235,000

File No. c663CM



## No. 8 Farnogue Drive, Newlands, Wexford

- Excellent family home within walking distance of Wexford General Hospital & Department of Environment Offices.
- Situated in mature established development with all town amenities close by.
- Quality 4 bedroomed detached property, extending to c. 119.7 sq.m/1,289 sq.ft.
- Acc. briefly comprises; storm porch, entrance hallway, sitting room, kitchen/dining room, 4 bedrooms and 2 bathrooms.
- Newly refurbished including new windows and fitted kitchen.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393

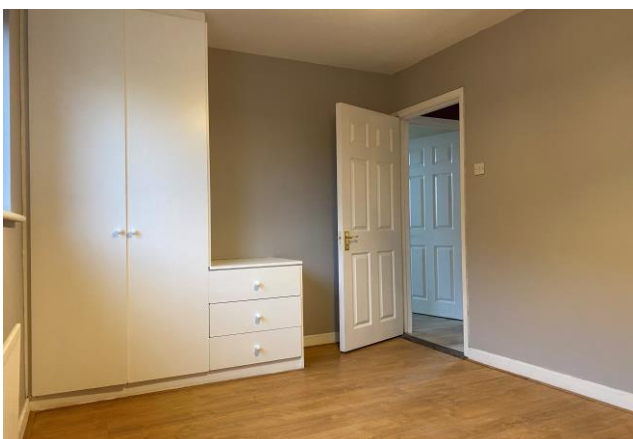


**Kehoe  
& ASSOC.**

## No. 8 Farnogue Drive, Newlands, Wexford

This 4-bedroomed detached house is situated in the most convenient location within walking distance of Wexford General Hospital and the Department of Environment. The property is presented in a very good condition, having been recently refurbished with a new fitted kitchen, flooring and paint works. All windows upgraded to double glazing PVC. Bright and spacious living accommodation. It would ideally suit a first timer buyer, an investor seeking a property to rent or perhaps those downsizing from a larger property. All amenities are close by and Newlands has always been a popular address. The property has the benefit of a south-westerly side garden, private sun trap with decking and the gardens are laid out in lawn to front and raised patio the rear. Outside there is a useful shed/workshop. There is off street parking in this very well-kept development. Early viewing comes highly recommended

To arrange a suitable viewing time, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.





## **ACCOMMODATION**

Storm Porch 1.19m x 0.83m

Entrance Hallway 3.76 (max) x 3.39m

Sitting Room

Kitchen/Dining Room 4.54m x 2.96m

Bedroom 3 3.78m x 2.77m

Bedroom 4 3.72m x 2.68m

Family Bathroom 2.13m x 1.78m

Timber flooring.

This spacious sitting room has timber flooring, marble tiled Fireplace with new back boiler supplementing oil fired central heating, t.v. points and broadband point.

Newly refurbished kitchen with fitted wall and floor units, timber floor and tiled splashback and stainless-steel sink unit, overhead extractor fan, plumbed for washing machine and dishwasher. Door to outside and enclosed rear garden.

Timber flooring.

Timber flooring and built-in storage.

Tiled flooring, tiled surround to ceiling with w.c, w.h.b, corner shower unit with Triton T80xr.

### **Timber and carpeted stairs leading to first floor**

Spacious Landing 4.00m x 2.59m

Master Bedroom 4.10m x 3.48m

Bedroom 2 4.10m x 2.59m

Family Bathroom 3.08m x 1.34m

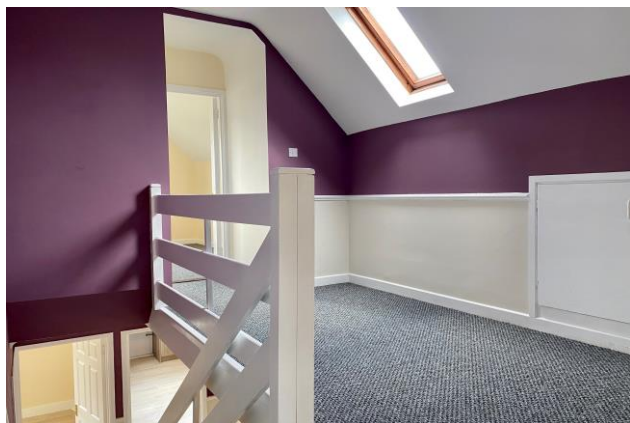
With storage into eaves. Hotprees off landing area with dual immersion water heater and fitted shelving.

Timber flooring, fitted wardrobe, further storage into the eaves.

Carpet flooring, fitted wardrobes and bay window.

Tiled floor and walls, w.c., w.h.b., bath with overhead Triton Shannon electric shower.

**Total Floor Area: c. 119.7 sq. m. (c. 1,289 sq. ft.)**



## **FEATURES**

- Woodgrain uPVC double glazing throughout.
- Newly refurbished including new kitchen.
- Sunny south-westerly side garden
- Walking distance to Wexford General Hospital.
- Adjacent to shops, churches and all other amenities.
- Well-appointed residence in this mature established development
- Easy access to all town amenities.

## **OUTSIDE**

- Gardens in lawn to front and rear
- Concrete drive with parking.
- Side access to rear garden
- Secure boundaries, offering a private enclosed suntrap garden with decking.
- Workshop/ shed.
- Ample parking

## **SERVICES**

- Mains water.
- Mains drainage
- ESB
- Broadband
- OFCH (Boiler)



**DIRECTIONS:** From Wexford town take the Newtown Road, continue to the traffic lights with Wexford General Hospital on your right hand side. Turn left at traffic lights. Take the first turn left in Newlands, and Farnogue Drive is the third right turn. The property for sale, No. 8 Farnogue Drive, is on your left hand side (For Sale sign). Eircode: Y35 KP4F

**Building Energy Rating (BER): D1      BER No.: 110400306**  
**Energy Performance Indicator: 243.43 kWh/m<sup>2</sup>/yr**

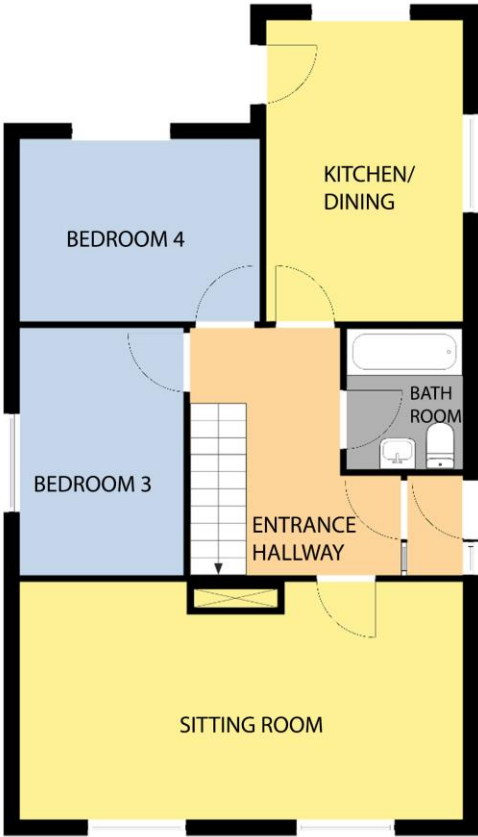
**VIEWING:** Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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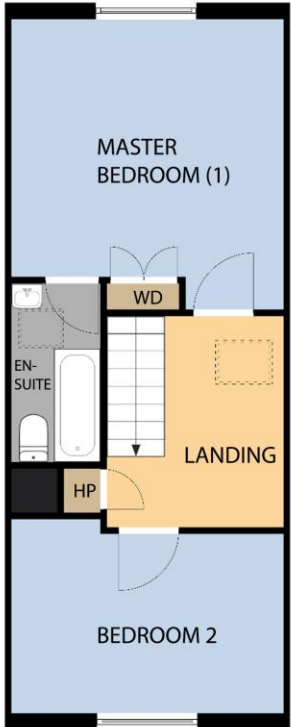


These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141

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 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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