

# FOR SALE

AMV: €190,000

File No. c699.CM



## No. 17 Rosepark, Old Hospital Road, Wexford

- Situated in this much sought-after address and within walking distance of Wexford Town Centre.
- Small boutique development of just 20 homes on the Old Hospital Road.
- Superb water views over the River Slaney Estuary
- Recently refurbished, completely repainted and new carpets throughout.
- Acc.: entrance hallway, sitting room, kitchen/dining room, utility room, guest w.c., hotpress at GF. 2 double bedrooms and family bathroom on FF.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393

## No. 17 Rosepark, Wexford

No. 17 Rosepark is exceptionally positioned, within walking distance of Wexford Town Centre. Rosepark is a much sought-after address, on the Old Hospital Road and a small boutique development of just 20 homes. It is perfectly positioned with an enclosed garden which is not overlooked. To the front of the property there are superb water views over the River Slaney Estuary. Internally the rooms are bright and generous in size with an overall square footage of 1,044 sq.ft. the property has been recently refurbished, completely repainted and new carpets throughout. To the rear there is a sun-trap patio area and low maintenance garden area. To the front there are two car parking spaces. Within the Rosepark Development there is a communal green area for residents.

Viewing of this fine 2 bed home comes highly recommended. To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. at 053-9144393.



## ACCOMMODATION

Entrance Hallway	6.15m x 1.09m	With tiled floor.
Sitting Room	4.90m x 4.09m	Feature fireplace with tiled inset, timber surround and granite hearth. Two windows with water views.
Kitchen/Dining Room	5.25m x 3.70m	Fitted kitchen, wall and floor units, stainless steel sink unit, double oven, fridge freezer and extractor fan. Tiled floor and splashback.
Utility Room	2.08m x 1.54m	With plumbing for washing machine. Door to outside and patio area.
Guest W.C. Hallway		With w.c., w.h.b. and tiled floor and splashback. Hotpress with dual immersion water heater and fitted shelving.
Stairs to First Floor		
Bedroom 1	3.80m x 3.42m	With storage, wonderful views over the River Slaney Estuary.
Bedroom 2	3.59m x 3.43m	
Family Bathroom	2.58m x 2.20m	W.C., w.h.b., bath, separate shower stall with Triton T90xr electric shower. Tiled floor, half-wall and shower stall.

**Total Floor Area: c. 97 sq. m. (c. 1,044 sq. ft.)**



## FEATURES

- South facing garden
- Easy walking distance to town.
- Wonderful water views.
- Quiet residential development
- Small enclave of 20 houses.
- Communal residents green area.
- Low maintenance exterior.

## SERVICES

- Mains water
- Mains drainage
- ESB
- Telephone
- Broadband available.
- OFCH
- uPVC double glazing.

## OUTSIDE

- Enclosed patio area.
- Low maintenance rear garden.
- Garden not overlooked
- Sunny orientation
- Two car parking spaces.
- Side entrance.
- Garden shed.

**DIRECTIONS:** In Wexford town proceed along Spawell Road, turn left after the old Loreto School, heading up the Old Hospital Road. Rosepark is a few hundred metres up her on the right-hand side. Proceed into the development and the property for sale is the fourth house on the left-hand side (For Sale Board). Eircode: Y35 P8P4





**Building Energy Rating (BER): D1**  
**BER No. 113782916**  
**Energy Performance Indicator: 256.34 kWh/m<sup>2</sup>/yr**

**VIEWING:** Strictly by prior appointment with the sole selling agents only 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

