

FOR SALE

AMV: €297,000 (Furnished)

File No. 9366.BF



52 Pineridge, Summerhill, Wexford

- **Substantial detached family home in this much sought-after private residential location, within walking distance of Wexford Town Centre.**
- **No. 52 is set in an elevated position, on a spacious corner site with lovely views, over the town and out to sea, from the first floor.**
- **Exceptionally private rear garden which also stretches around the side of the house, a lovely bonus offered by the corner site.**
- **Acc.: entrance hallway, sitting room, kitchen, utility, toilet, 4 bedrooms (potential en-suite), bathroom and hotpress.**
- **Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393**

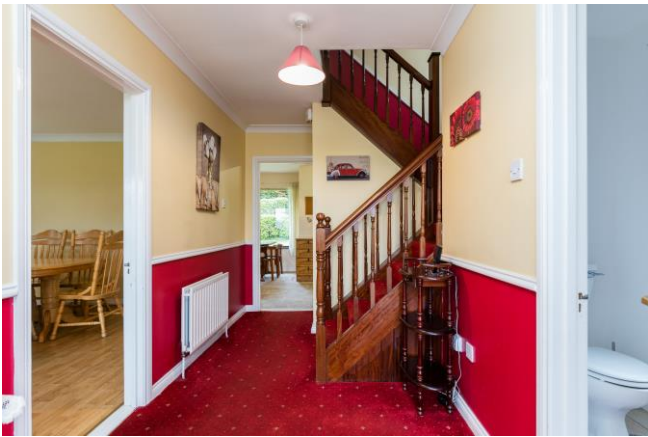


**Kehoe
& ASSOC.**

No. 52 Pineridge, Summerhill

Substantial detached family home in this much sought after private residential location within walking distance of Wexford Town Centre. This development has matured beautifully over the years with ample green space and hard surface play area offering a really safe child friendly environment for families. No. 52 is set in an elevated position on a spacious corner site with lovely views over the town and out to sea from the first floor. The property is presented in good condition throughout and is offered for sale fully furnished. The light filled accommodation is well laid out with ample living space and 4 generously proportioned bedrooms. Exceptionally private rear garden which also stretches around the side of the house a lovely bonus offered by the corner site. The garden is enclosed with part-natural stone wall, paved patio area, decking, lawn and perfect orientation for the afternoon and evening sun. Front garden with concrete drive with ample parking for two cars.

For further information and viewing arrangements contact Wexford Auctioneers Kehoe & Associates
053-9144393



ACCOMMODATION

| | | |
|--------------------|---------------|--|
| Entrance Hallway | 4.36m x 1.99m | |
| Sitting Room | 6.74m x 3.55m | With feature cast iron open fireplace and laminate floor. |
| Kitchen | 4.78m x 3.25m | With built-in floor and eye-level units, electric cooker, extractor, plumbing for dishwasher and part-tiled walls. |
| Utility Room | 2.38m x 1.98m | With washing machine and door to outside. |
| Toilet | 2.27m x 1.05m | With w.c., w.h.b., part-tiled walls and tiled floor. |
| First floor | | |
| Bedroom 1 | 3.55m x 2.80m | With potential en-suite, currently a walk-in wardrobe. |
| Potential En-suite | 2.07m x 1.80m | With timber floor, radiator and plumbing for shower, w.c. and w.h.b. |
| Bathroom | 2.04m x 1.74m | Bath with mixer taps and power shower over, w.c. w.h.b., part-tiled walls and tiled floor. |
| Bedroom 2 | 3.65m x 2.74m | With built-in wardrobes. |
| Bedroom 3 | 3.16m x 2.82m | |
| Bedroom 4 | 3.24m x 2.31m | With built-in wardrobe and timber floor. |
| Hotpress | | Walk-in hotpress with dual immersion. |

Total Floor Area: c. 130 sq. m. (c. 1,399 sq. ft.)



FEATURES

- Spacious family home.
- Mature residential location.
- Close to all town amenities.
- Sunny aspect with lovely views from first floor.

SERVICES

- Mains electricity
- Mains water
- Mains drainage
- OFCH
- Fibre broadband

OUTSIDE

- Concrete drive
- Exceptionally private rear garden
- Paved patio and decking
- Boiler house
- Side access on both sides

NOTE: The sale is inclusive of all carpets, curtains, light fittings, electrical appliances and furniture in the residence. All pictures, ornaments and personal items are expressly excluded from the sale.

DIRECTIONS: Proceed up Summerhill passing St. Peter's College on the right-hand side and Pineridge is the next development on the left-hand side. No. 52 is the first house on the left. For Sale Sign. Y35D8F7

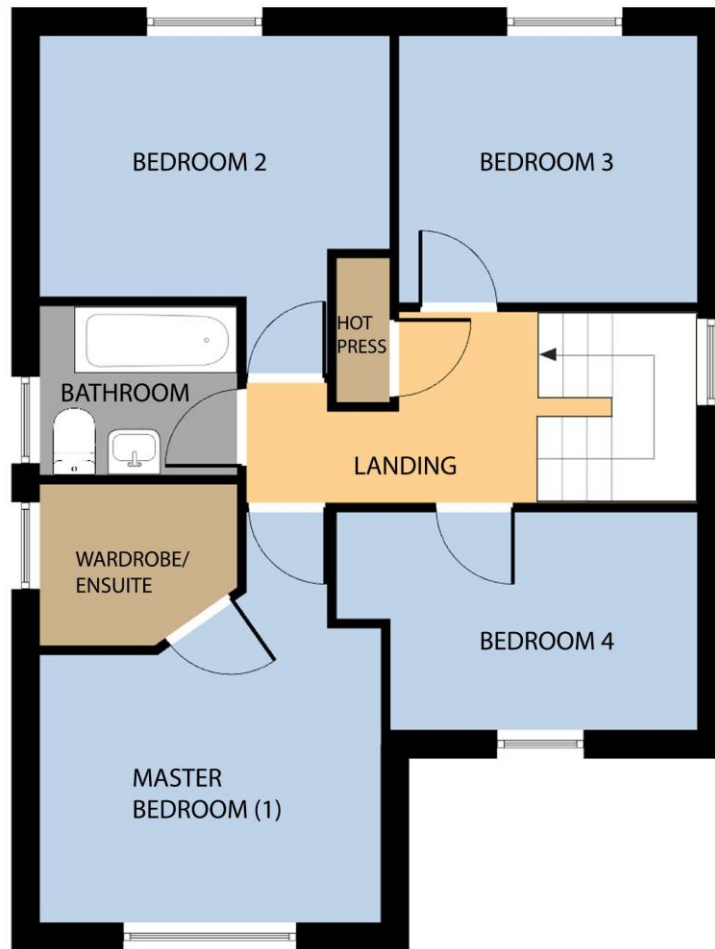




GROUND FLOOR



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): D2 **BER No. 104452990**
Energy Performance Indicator: 278.87 kWh/m²/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