

# FOR SALE

AMV: €495,000

File No. c768.BF



## 9 Eden Wood, Crosstown, Wexford

- **Superb, detached family bungalow situated in this much sought after and highly accessible location within walking distance of Wexford Town Centre.**
- **This luxury home is presented in pristine condition with well laid out free flowing light filled accommodation and quality finish throughout.**
- **The fabulous L shaped open plan kitchen/dining/living room is undoubtedly the heart of this home and will adequately cater for the needs of a growing family**
- **Large corner site with southerly facing walled-in rear garden, not overlooked, offering huge potential to further develop the outdoor area for family living.**
- **Viewing strictly by prior appointment with the sole selling agents only.**



**Kehoe  
& ASSOC.**

## 9 Eden Wood, Crosstown, Wexford

No. 9 Eden Wood is a superb 'A Rated' detached family bungalow situated in this much sought after and highly accessible location. Crosstown is a prestigious area within walking distance of Wexford Town Centre, adjacent to amenities such as Kaat's Strand, The Riverbank House Hotel, Wexford Swimming Pool/Leisure Centre. The fabulous sandy beach at Curracloe and the Raven Forest are approximately 10 minutes' drive away. This luxury home is presented in pristine condition with well laid out free flowing light filled accommodation. The 9 ft high ceilings give this property a lovely spacious airy feel and the carefully chosen interior finish includes contemporary fitted kitchen, fully tiled shower rooms and quality tiled/hardwood flooring throughout. The fabulous L shaped open plan kitchen/dining/living room is undoubtedly the heart of this home and will adequately cater for the needs of a growing family. Patio doors from the dining room open onto a south facing patio area perfect for outdoor dining and entertaining. There is also a separate sitting room and 4 generously proportioned double bedrooms. No. 9 is positioned on a large corner site with private mainly walled-in rear garden, sandstone patio area and tarmac drive/forecourt offering ample car parking. The southerly facing rear garden is not overlooked and offers huge potential to further develop the outdoor area for family living. This is a rare opportunity to acquire a luxury detached bungalow in a quiet cul-de-sac setting within walking distance of Wexford Town and all amenities.

Viewing strictly by prior appointment – Call Kehoe & Associates Auctioneers on 053-9144393.

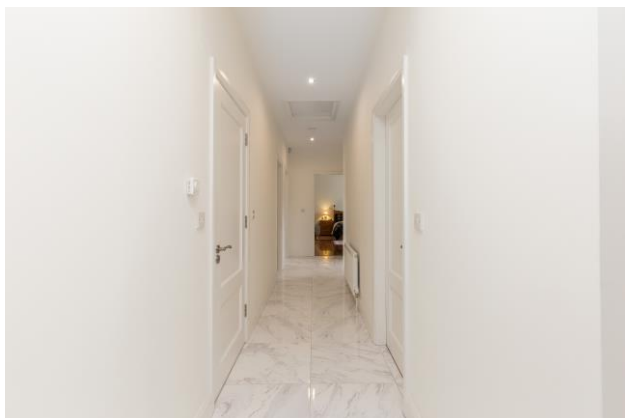


## ACCOMMODATION

Entrance Hallway	4.5m x 3.14m	With ceramic tiled floor.
Sitting Room	5.70m x 4.58m	With feature in-set electric fire and solid wood floor.
Open Plan Kitchen/ Dining Room/ Family Room	8.89m x 7.71m (max. L-Shaped)	With ceramic tiled floor, feature in-set electric fire, excellent range of built-in floor and eye-level units, integrated dishwasher, hob, extractor, double oven and tiled splashback.
Utility Room	2.27m x 3.65m	With excellent range of built-in storage presses, ceramic tiled floor, tiled splashback and door to outside.
Inner Hallway	6.65m x 1.18m	With tiled floor.
Hotpress		With dual immersion and control panel for solar water heating system.
Bedroom 1	4.24m x 4.41m	With solid timber floor, walk-in wardrobe and shower room ensuite.
Walk-in Wardrobe	1.80m x 2.79m	With solid timber floor
Ensuite	2.76m x 2.13m	Fully tiled with walk-in shower, w.c, vanity w.h.b and heated towel rail.
Bedroom 2	2.75m x 4.08m	With solid timber floor
Shower Room	2.89m x 2.70m	Fully tiled with walk-in shower, w.c, vanity w.h,b and heated towel rail.
Bedroom 3	4.62m x 3.10m	With solid timber floor.
Bedroom 4	4.09m x 4.06m	With solid timber floor.

**Total Floor Area: c. 201 sq.m. / c. 2,164 sq.ft.**





## FEATURES

- Spacious detached family bungalow
- Presented in pristine condition
- Quality finish throughout
- Quiet cul-de-sac setting
- Walking distance Wexford Town Centre

## OUTSIDE

- Tarmacadam drive/forecourt with ample car parking
- Large corner site
- Sandstone patio area
- Adman steel shed (3m x 4m)
- Private rear garden with southerly aspect

## SERVICES

- Mains water
- Mains electricity
- On-site treatment plant
- OFCH
- Alarm
- Solar panels



**PLEASE NOTE:** All curtains, blinds, light fittings, dishwasher, hob, extractor and double oven are included in the sale.

**DIRECTIONS:** From Wexford town proceed across the bridge and take the first left heading for Crosstown. Continue to the end of this road and turn right. Eden Wood is the first development on the left-hand side. Turn into Eden Wood follow the road around to the right and No. 9 is on the right at the end of the cul-de-sac. Y35WK66

GROUND 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): A3**

**BER No.: 110297249**

**Energy Performance Indicator: 53.36 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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