

# FOR SALE

AMV: €270,000

File No. c774.CWM



## ‘Amberley’, 11 Bayview Drive, Wexford

- **Splendid 4 bedroom, 2 bathroom semi-detached family home extending to c. 122 sq.m. / 1,313 sq.ft.**
- **Home office room and broadband**
- **Excellent location within walking distance to all town amenities and primary/secondary schools.**
- **Acc. Briefly comprises; entrance hallway, sitting room, kitchen/dining/living room, back porch, utility, home office, ground floor bedroom with en-suite, upstairs there are three further bedrooms and family bathroom.**
- **To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393 or email sales @ kehoeproperty.com**



**Kehoe  
& ASSOC.**

## ‘Amberley’, 11 Bayview Drive

This splendid 4 bed home is in the ever-popular Bayview Drive, Wexford Town and comes to the market in excellent condition. The home office room is spacious and bright with a large window overlooking the front of the property. The property has multiple heat source solutions including oil-fired central heating, electric fire, Stanley solid fuel stove and uPVC double glazing. Outside there is private parking to the front on a cobblelock driveway. A gated side access leading to the enclosed rear garden laid out in lawn and complete with a patio area and garden shed.

Internally the accommodation is spacious, flexible, and very well laid-out. There are 4 bedrooms, all with built-in wardrobes and dressing tables. The ground floor bedroom has an en-suite. If you are searching for a home to purchase in Wexford, this is an opportunity not to be missed. It is within easy walking distance of Wexford town centre 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.

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## **ACCOMMODATION**

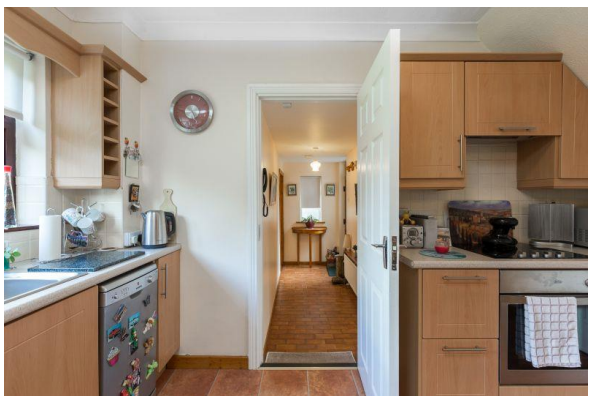
Entrance Hallway	3.63m x 1.89m	Laminate flooring, alarm panel and attic access
Sitting Room	4.00m x 3.42m	Timber laminate flooring, electric fire with mahogany timber surround. Double doors leading to:
Kitchen/Living/ Dining Room	6.00m x 3.80m	<b>Kitchen</b> - Laminate flooring, floor & eye level units with counter space, stainless steel sink unit with double drainer. Belling electric oven, electric hob with extractor fan, Hoover dishwasher. Tiled splashback. Ceiling coving and centre piece. <b>Living Area:</b> timber laminate flooring, t.v. point, ceiling coving, solid fuel Stanley stove with stone surround and granite hearth. Floor to ceiling built-in display cabinets, left and right of the stove. Large window overlooking rear garden.
Back Hallway	3.90m x 1.27m	Tiled floor.
Bedroom 4	3.50m x 3.33m	<b>Incorporating en-suite.</b> Timber laminate flooring, closets, large window overlooking rear garden. <b>En-suite:</b> (2.60m x 1.00m) w.c., w.h.b. unit with presses underneath, overhead mirror and light. Corner shower stall with glass doors and Triton T80 electric shower. Fully tiled.
Utility Room	2.38m x 1.77m	Laminate flooring, floor units and tall cabinet, plumed for washing machine, dryer, space for larger bulky items.
Reading Room/ Study/Home Office	2.77m x 2.42m	Laminate timber floor, large window overlooking front garden. Corner closets.

### **Carpeted timber stairs to first floor**

Landing	2.82m (max) x 1.80m (max)	Hotpress with dual immersion and ample storage shelves.
Master Bedroom	4.10m (max) x 4.00m	Carpet flooring, ceiling rose, built-in wardrobes with vanity unit.
Bedroom 2	3.60m (max) x 3.00m	Laminate flooring, large window overlooking unit. Built-in wardrobes with vanity unit.
Bedroom 3	2.67m x 2.66m	Built-in single bed with storage underneath, floor to ceiling double closet and expansive vanity unit with four drawers and two side presses.
Family Bathroom	2.36m x 1.71m	Laminate flooring, w.c., built-in w.h.b. unit with storage underneath & counter space, overhead mirror and light. Bath with Triton T80si electric shower overhead, bath wall to ceiling tiled surround.

**Total Floor Area: c. 122 sq.m. / 1,313 sq.ft.**







### Features

- 4 bedrooms, 2 bath
- c. 122 sq.m. / 1,313 sq.ft.
- Home Office Room
- Broadband
- Walking distance to primary and secondary schools
- Excellent location

### Outside

- Cobblelock drive
- Lawn to the front
- Gated side entrance
- Large enclosed private rear garden
- Patio Area
- Garden Shed

### Services

- Mains water.
- Mains drainage.
- ESB.
- Telephone/Broadband available
- OFCH
- Electric Fire
- Solid Fuel Stanley Stove
- Alarm

**Viewing:** Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

**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 left – No. 11 Bayview Drive (For Sale sign).

**Eircode:** Y35T2X0



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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FIRST FLOOR



**Building Energy Rating (BER): D2 BER No.: 114296361**

**Energy Performance Indicator: 265.77 kWh/m<sup>2</sup>/yr**

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Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

**Sales Agent**

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