

FOR SALE

AMV: €525,000

File No. c823.CM



No. 6 Orchard Close Ardcavan, Wexford

- A most impressive, modern two storey, 4 bed home in a much sought-after area.
- Set on c. 0.28 hectares / 0.69 acres of mature private gardens
- Exceptional location, only 1 mile from Wexford Town.
- Orchard Close is a private, secluded enclave of just 6 homes.
- Acc. briefly comprises; entrance hallway, 2 reception rooms, kitchen/living/dining, utility room, guest w.c., integral garage, 4 bedrooms (master en-suite), family bathroom.
- To arrange a suitable viewing time, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393 or by email at sales@kehoeproperty.com



**Kehoe
& ASSOC.**

No. 6 Orchard Close, Ardcavan, Wexford

Location: Orchard Close is situated at Ardcavan, just 1 mile from Wexford Town. This is an exceptional position being within walking distance of all town amenities. This is a mature, private residential location and very much sought-after. It is within easy walking distance of The Riverbank Hotel & Wexford Swimming Pool & Gym facilities. There is easy access to the Dublin road and this property is only 10 minutes driving distance from the M11 Motorway Connection at Oilgate. There are a host of amenities on offer including a sublime 'Blue-Flag' beach at Curraclloe, The Raven Forest with stunning walks and also the Wexford Wildlife Reserve close by. This property is only 7km from Curraclloe with a host of coastal amenities.

General Description: Presented in superb condition, No. 6 Orchard Close boasts bright, light and free-flowing accommodation. There is a perfect balance between bedroom accommodation and living room areas. There two separate reception rooms, a large kitchen/living/dining room and a utility room/guest w.c. complete the accommodation at ground floor level. At first floor there are 4 bedrooms with a very large master bedroom complete with en-suite. There are extensive wardrobes in 3 of the 4 bedrooms. The kitchen area boasts plenty of natural light with a modern, contemporary fitted kitchen. This includes induction hob, extractor fan, integrated appliances including two ovens, one of which is self-cleaning and the second is a half-steam oven. There are double doors from the dining area leading to one of the reception rooms which boasts a solid fuel stove.

The site extends to c. 0.28 hectares / 0.69 acres. The gardens are laid out in lawn and there is an extensive kerbed tarmac area to the front. This property offers parking for many cars. The rear garden is a major selling point to this property. There are multiple areas for outside dining and many mature plants, shrubs and trees.

Such a superbly convenient makes for an attractive move for buyers wanting to live in this much sought-after area. This is a fantastic opportunity that should not be missed. A viewing is a must to be fully appreciated. To arrange a suitable viewing time contact Wexford Estate Agents, Kehoe & Assoc. at 053 9144393.



ACCOMMODATION

Entrance Hallway	4.17m x 3.50m	With vaulted ceiling, porcelain tiled floor, storage beneath stairs.
Sitting Room	5.18m x 4.79m (max)	With solid fuel burning Buro stove, granite hearth, feature bay window overlooking front garden, timber floor covering.
Living Room	4.04m x 3.72m	Timber floor covering, large picture window.
Kitchen/Living/ Dining	10.13m x 3.64m	Kitchen: With modern fitted kitchen, extensive wall and floor units, Neff induction hob & extractor fan, large amount of storage space, Quooker tap, quartz worktop and splashback. Integrated dishwasher, Pyro self-cleaning oven, separate half-steam oven & integrated fridge. Porcelain tiled floor. Large Dining Area: Porcelain tiled floor. Double doors to living, sliding doors to outside patio area.
Utility Room	2.98m x 3.65m	Extensive wall and floor units, plumbed for washing machine, tiled floor. Guest w.c. adjacent. Door from utility room to:
Integral Garage	6.68m x 3.49m	Up and over garage door, Stira folding stairs to storage area above.

Stairs to first Floor





First Floor

Spacious Landing	4.16m x 1.94m	
Master Bedroom	5.39m x 4.79m	With extensive built-in wardrobes and timber floor covering.
En-suite	2.02m x 2.68m	With w.c., w.h.b., corner shower unit with Mira power shower. Tiled splashback and shower stall.
Bedroom 2	3.39m x 3.19m (max)	With built-in Sliderobes.
Bedroom 3	4.24m x 3.43m	
Bedroom 4	4.27m x 3.40m (ave)	Extensive built-in wardrobes, timber floor covering.
Family Bathroom	2.98m x 1.89m	With w.c., w.h.b, bath, separate shower stall with Mira power shower. Tiled half-wall, bath surround and shower stall.
Walk-in Hotpress off Landing		With fitted shelving and dual immersion.

Total Floor Area: c. 214.6 sq.m. / 2,309 sq.ft. (Including integral garage)



Features

- Property in exceptional condition
- Contemporary fitted kitchen
- 4 bedrooms (large master with en-suite)
- Extensive living accommodation
- c. 214.6 sq.m. (including integral garage)
- Wonderful location
- 10 minutes' drive from M11 Motorway

Outside

- c. 0.69 acre site
- Mature planting
- Extensive driveway
- Gardens in lawn
- Exceptional outside spaces
- Integral garage

Services

- Sewerage to Treatment Plant (mains available)
- Mains water
- ESB
- Broadband
- uPVC double glazing.
- OFCH
- Solid fuel burning stove

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 over the bridge passing The Riverbank Hotel on your right hand side. Continue for approximately 1km turning right onto Orchard Lane. Keep left into Orchard Close and the property for sale is No. 6 Orchard Close (For Sale sign). **Eircode: Y35 Y4T2**



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 mis-statement. 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): C2

BER No. 114458722

Energy Performance Indicator: 178.22 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents.

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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