

FOR SALE

AMV: €275,000

File No. C719 CWM



9 Bayview Drive, Wexford

- Superbly located property with easy access to Wexford's ring roads and walking distance to all town amenities including primary and secondary schools.
- Spacious, semi-detached, 4-bed family home extending to c. 111 sq.m. / 1,195 sq.ft.
- Off street parking for two vehicles.
- South-easterly rear aspect.
- Accommodation comprises of; Entrance hallway, sitting room, kitchen/diner and an en-suite bedroom on the ground floor, with three further bedrooms and a family bathroom on the 1st floor.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

9 Bayview Drive, Wexford

Description: 9 Bayview Drive is primely located just off Newtown Road less than a kilometer from Wexford Town's North Main Street. Newtown Road is widely considered to be one of the most desirable areas to live in Wexford Town. Bayview Drive is within walking distance to both primary and secondary schools, and also Wexford Bus Station and O'Hanrahan Train Station. It is also situated a stone's throw to both the N25 and N11 national routes. These routes head west and north of Wexford Town respectively. The M11 Motorway connection to Dublin at Oylgate is less than a 15-minute drive away making this a highly accessible location.

This 4-bedroom semi-detached family home extends to c. 111 sq.m. / 1,195 sq.ft. The accommodation is bright, flexible and incorporates an en-suite bedroom on the ground floor, together with a sitting room, dining room and kitchen. Upstairs there are a further 3 bedrooms and a family bathroom. Alternatively, any one of the bedrooms would make a perfect home office. Externally, there is a cobblelock entrance driveway with off street parking for two vehicles. The rear garden is enclosed with a small patio area, a garden shed and it also benefits from a south-easterly aspect.

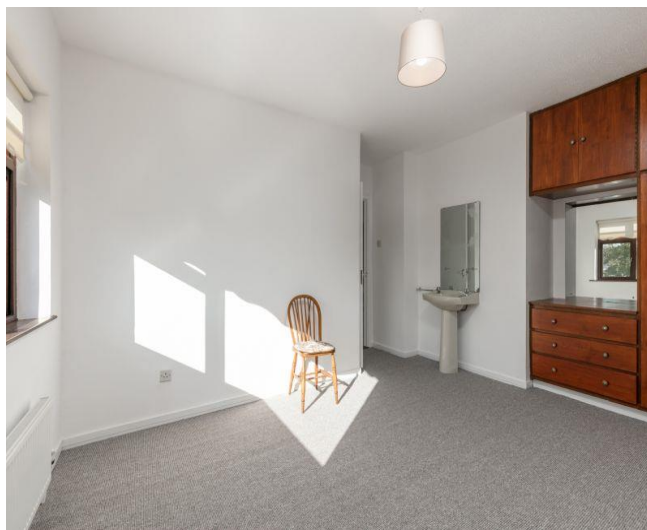
Viewing of this property comes highly recommended. Contact the sole selling agents, Kehoe & Assoc. on 053 9144393



ACCOMMODATION

Entrance Hall	3.78m x 1.99m	With carpet floor and staircase to first floor.
Dining Room	4.19m x 3.42m	With carpet floor and electric fireplace.
Bedroom 4/Office	3.10m x 2.44m	With carpet floor and ensuite.
Ensuite		
Shower Room	2.43m x 1.31m	With w.c., w.h.b., shower stall with Triton T90xr electric shower, tiled floor and fully tiled walls.
Kitchen/Dining Room	6.86m x 3.20m	With floor and eye level units, stainless steel sink, plumbed for dishwasher, tiled floor and splashback and door to outside.
Sitting Room	3.87m x 3.86m	With brick-built fireplace.
Timber Stairs to First Floor		
Landing Area	2.86m x 1.87m	
Bedroom 1	4.21m x 4.73m	With fitted wardrobes and w.h.b.
Bedroom 2	4.00m x 2.85m	With fitted wardrobes and w.h.b.
Bedroom 3	2.76m x 2.67m	With fitted wardrobes and w.h.b.
Family Bathroom	2.33m x 1.73m	With built-in vanity unit, shower stall with power shower, w.c. and w.h.b.
Hotpress off Landing		

Total Floor Area: c. 111 sq.m / 1,195 sq.ft.



Features

- Fantastic 4-bedroom family home
- Ideally located on the outskirts of Wexford Town
- Walking distance to all amenities including primary and secondary schools
- Off street parking for two vehicles

Outside

- Cobblelock entrance driveway
- Enclosed rear garden
- Barna shed
- Patio area

Services

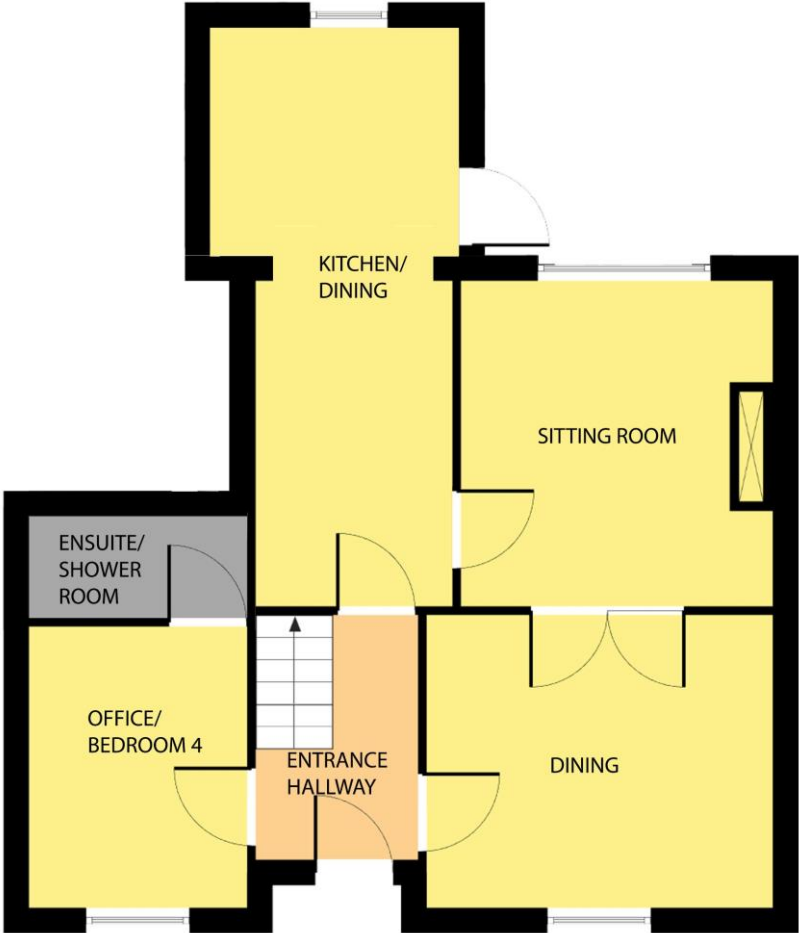
- OFCH
- Mains Water
- Mains Drainage
- Electric Fireplace in dining room
- Open Fireplace in sitting room

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

DIRECTIONS: Eircode: Y35 R8C6



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. 115419970
Energy Performance Indicator: 296.98 kWh/m²/yr

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

Sales Agent
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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

