

FOR SALE

AMV: €330,000

File No. b575.BF



Ivy Lane, Coolcotts, Wexford

- **Substantial 4 bedroomed detached family bungalow in this most convenient location within easy reach of the ring road and all primary routes. Close to Wexford General Hospital, Wexford County Council, Department of the Environment, Industrial Estates and Retail Parks.**
- **The original bungalow was constructed in the early 1960's and extended and modernised over the years. It has been well maintained and is presented to the market in good condition throughout.**
- **The well laid out accommodation briefly comprises entrance hallway, sitting room, open plan family room/dining room/ kitchen, conservatory, utility room/guest w.c., 4 double bedrooms (one ensuite) and shower room.**
- **This superbly located detached bungalow offers immense potential for anyone looking for an in-town property with scope to modernise and upgrade to ones own personal style.**
- **To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.**



**Kehoe
& ASSOC.**

Ivy Lane, Coolcotts, Wexford

Description: Substantial 4 bedroomed detached family bungalow in this most convenient location within easy reach of the ring road and all primary routes. Close to Wexford General Hospital, Wexford County Council, Department of the Environment, Industrial Estates and Retail Parks. Within walking distance of primary and secondary schools, childcare facilities and shops. Only a couple of minutes' drive from The Main Street, Quays and Waterfront and all town centre amenities.

The original bungalow was constructed in the early 1960's and extended and modernised over the years. It has been well maintained and is presented to the market in good condition throughout with double glazed uPVC windows and oil-fired central heating. The accommodation is well laid out with two spacious reception rooms and 4 double bedrooms.

Outside there is an extensive tarmacadamed drive/forecourt to the front. Enclosed garden with lawn and concrete patio area to the rear. Detached garage c. 3.5m x 6.3m with lights, power sockets, pedestrian door to the side and roller shutter door to the front.

This superbly located detached bungalow offers immense potential for anyone looking for an in-town property with scope to modernise and upgrade to personal ones own personal style. Early viewing comes highly recommended, contact Wexford Auctioneers Kehoe & Associates on 053-9144393.





ACCOMMODATION

Entrance Porch	1.48m x 1.12m	With tiled floor.
Entrance Hallway	3.86m x 2.95m	With timber floor.
Sitting Room	5.00m x 3.34m	With timber floor.
Kitchen/Dining Room	7.77m x 2.96m	With excellent range of built-in floor and eye level units, gas hob, electric double oven, dishwasher, part tiled walls, tiled floor and door to conservatory, open plan to:
Family Room	3.94m x 3.34m	With built-in display cabinet, hotpress with dual immersion and feature fireplace.
Conservatory		
Inner Hallway	8.38m x 1.04m	
Bedroom 1	3.62m x 3.30m	With timber floor, dressing room and shower room ensuite.
Dressing room	2.58m x 1.89m	Fully fitted with wardrobes, vanity unit and timber floor.
Shower Room Ensuite	2.96m x 1.21m	Tiled shower stall with electric shower, w.c., vanity w.h.b. and timber floor.
Bedroom 2	3.29m x 3.29m	With built-in wardrobes and vanity unit.
Shower room	3.25m x 1.62m	Fully tiled, shower stall with electric shower, w.c. and w.h.b.
Bedroom 3	3.27m x 2.68m	With built-in wardrobes and vanity unit.
Bedroom 4	3.31m x 3.30m	With built-in wardrobes, vanity unit and timber floor.
Storage Closet		
Guest Bathroom / Utility	2.55m x 1.77m	With tiled walls, w.c., vanity w.h.b. and plumbing for washing machine.
Total Floor Area: c. 155.05 sq.m. (c. 1,669 sq.ft.)		



Features

- Superb in-town setting
- Quiet cul-de-sac location
- Substantial detached bungalow
- Well laid out accommodation

Outside

- Extensive tarmacadamed drive/forecourt
- Mature private site
- Detached garage
- Concrete patio area

Services

- Mains water
- Mains electricity
- Mains drainage

NOTE: The Sale is inclusive of all carpets, curtains, blinds, gas hob, double oven, dishwasher and most furniture. All pictures, ornaments and personal items, the chez-longue in the hallway and double bed in bedroom 2 are expressly excluded from the sale.

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

DIRECTIONS: From Wexford Town proceed up Belvedere Road past the Wexford Court House on the left and take the 2nd exit off the roundabout onto Coolcotts Lane. Continue along Coolcotts Lane for c. 300m down the hill and Ivy Lane is on the right-hand side. Turn into Ivy Lane and The Bungalow is the first house on the right. For Sale Sign. Eircode. Y35X3T1





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): E2 BER No. 115509499
Energy Performance Indicator: 349.43 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. PRA No. 002141