

FOR SALE

AMV: €235,000

File No. d266.LM



No. 1 Oak Tree Rise, Newlands, Wexford

- Excellent semi-detached bungalow conveniently located in this mature residential development and walking distance to Wexford General Hospital.
- A quality home extending to 68 sq m / 731 sq ft with a large private garden.
- Accommodation briefly comprises; entrance hallway, Living room, kitchen/dining room, shower room, 3 bedrooms.
- Viewing is strictly by prior appointment with the sole Selling agents only, contact Wexford Estate Agents, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

GENERAL DESCRIPTION: No 1 Oak Tree Rise is situated in a mature established development. A prime location close to Wexford Town Centre. All amenities are on your doorstep with the property being situated only a short stroll from Wexford General Hospital, Wexford County Council Offices, Department of Environment Offices, Boggan's Service Station, primary & secondary schools and supermarkets. A bus stop is within a 5 minutes' walk providing links to both local and inter-city bus services. If you are searching for a bungalow in Wexford Town, this is an opportunity not to be missed. This home offers a great balance between living and bedroom space.

Accommodation briefly comprises of three-bedroom, kitchen/diner, large sitting room and recently upgraded family shower room. The rear garden is large and enclosed. Possible rear extension potential subject to planning permission. To the front there is a garden in lawn with boundary hedging, a private driveway offering off-street parking and enclosed side access.

To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.



Accommodation

Entrance Hallway	1.94m. x 1.54m	With door to bedroom 1 and living room.
Living Room	5.10m x 3.70m	Carpet, open fireplace. Door to rear hallway. Fibre point and t.v. point.
Kitchen/Dining Room	4.47m x 2.74m	Tiled floor, extensive fitted kitchen, floor and wall units, ceramic top double oven, stainless steel sink unit. Tiled splashback. Fridge freezer and washing machine. Door to enclosed rear garden.
Shower Room	2.10m x 1.68m	With w.c., w.h.b., large shower stall with electric shower. Fully tiled walls and floor.
Rear Hallway	2.29m x 1.75m	With hotpress.
Master Bedroom	3.41m x 2.92m	Carpeted. Built in wardrobes
Bedroom 2	3.10m x 2.93m	Carpeted. Built in wardrobes
Bedroom 3	3.00m x 2.11m	Carpeted. Built in wardrobes

Total Floor Area: c. 68 sq. m. (c. 731 sq. ft.)





Features

- 3 bed semi detached bungalow.
- Large garden with new barna shed.
- Walking distance to the hospital and bus stop for town.
- Double glazing throughout.
- Modern fitted kitchen.
- Recently upgraded bathroom.
- Fitted wardrobes in 3 bedrooms.

Outside

- Private enclosed rear garden.
- Barna Shed.
- Oil burner recently upgraded.
- Gated side access on one side – footpaths.

Services

- Mains water.
- Mains drainage
- OFCH
- ESB.
- Telephone
- Broadband /Fibre
- Alarm

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DIRECTIONS: In Wexford Town proceed along the Newtown Road passing Wexford General Hospital on the right hand side. Turn left at the traffic lights and then an immediate left into Newlands. The house is the first on the left hand side. **Eircode: Y35 K2R5**



Building Energy Rating (BER): D1 BER No.: 113853089

Energy Performance Indicator: 256.9 kWh/m²/yr

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Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com

PRSA Registration No.: 00214

