

FOR SALE

AMV: €295,000

File No. d308.CM



6 Parkside, Wexford Y35 H3C5

- Superbly located property on the outskirts of Wexford Town within walking distance to all town amenities including GAA Clubs, Wexford Wanderers Rugby Club, Wexford Harbour Boat & Tennis Club and Wexford Bus & Rail Stations.
- Spacious, detached, 4-bedroom family home extending to c.130 sq.m. / 1,399 sq.ft.
- Off street vehicular parking with detached block-built garage adjacent.
- Enclosed south facing rear patio area.
- Accommodation comprises of; Entrance hallway, sitting room, kitchen/diner, utility room, 4 bedrooms, 2 shower rooms.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

6 Parkside, Wexford Y35 H3C5

Description: Kehoe & Associates are delighted to present this superbly located 4-bed, detached, family home to the market. Situated in the mature residential development of Parkside, there are an array of amenities literally on your doorstep. This splendid property is a mere few hundred meters away from 'Pairc Charman', home to the Faythe Harriers Hurling & Camogie Club, Sarsfield's & St. John's Volunteers GAA Clubs and Wexford Wanderers Rugby Club. For those interested in tennis or water sports, Wexford Harbour Boat & Tennis Club is also within walking distance. Wexford Bus & Rail Station is less than 1.4km together with Wexford Town's North Main Street and Wexford General Hospital.

Parkside, a highly sought after development of 21 detached properties. No.6 extends to c. 130 sq.m. / 1,399 sq.ft. and has the benefit of 2 double bedrooms on the ground floor, together with a wet room shower room, sitting room, kitchen/diner and utility room. There is a second shower room along with 2 more double bedrooms on the 1st floor. The adjoining garage provides ample storage space, with storage also provided upstairs underneath the eaves. There is off street parking for two vehicles and a directly south facing rear patio perfect for dining al fresco during those long summer evenings. Overall, this property is in need of modernisation, but it has untapped potential for a growing family or investors a to acquire a property in one of the most sought-after areas of Wexford. To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.





ACCOMMODATION

Entrance Hallway	6.09m x 1.46m	With carpet floor and staircase to first floor.
Hotpress		With dual immersion.
Sitting Room	4.66m x 3.64m	With carpet floor and gas fireplace.
Bedroom 4	3.75m x 3.16m	With carpet floor and built-in storage unit.
Bedroom 3	3.64m x 3.16m	With laminate floor and built-in storage units
Wet/Shower Room	2.31m x 1.94m	Fully tiled with Triton electric shower, w.c. and w.h.b.
Kitchen	4.75m x 3.18m	Tiled floor, floor and eye level units, gas cooker, hob, fridge and freezer.
Utility room	1.85m x 1.49m	With tiled floor, washing machine and dryer.
<i>First Floor</i>		
Landing area	2.98m x 1.30m	With Lino flooring.
Bedroom 2	3.64m x 3.21m	With carpet floor and built-in storage units. Storage space under the eave's.
Master Bedroom	3.65m x 3.63m	With lino flooring and built-in storage units. Storage space under the eave's.
Shower Room 2	1.90m x 1.34m	Fully tiled, w.c., w.h.b. and Triton t90si electric shower.
Total Floor Area: c. 130 sq.m. (c. 1,399 sq.ft.)		
Garage	6.98m x 2.67m	With concrete floor and door to rear patio area.



Features

- Spacious 4-bedroom family home
- Superbly located on the outskirts of Wexford Town
- Walking distance to all amenities
- Off street parking for two vehicles
- Directly south facing rear aspect

Outside

- Entrance driveway
- Side access
- Enclosed rear garden
- Block built garage
- Patio area

Services

- GFCH
- Mains water
- Mains drainage
- Gas fireplace
- High speed fibre broadband available

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

DIRECTIONS: From Wexford's Quayfront, continue into Redmond Square passing Wexford Bridge on your right. Follow the road passing Dunnes Stores on your right and take up the left lane. Turn left at the 'Y' junction, then turn right at the roundabout onto Spawell Road. Continue on Spawell Road for 800m and turn left. Parkside is the second development on the left. No. 6 is directly in front of you when you drive in. 'For Sale' board.
Eircode: Y35 H3C5



Building Energy Rating (BER): D2 **BER No.** 102384526
Energy Performance Indicator: 275.67 kWh/m²/yr

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Kehoe & Assoc.,

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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