

FOR SALE

AMV: €230,000

File No. d342.CWM



7 Highfields Wexford Town

- Located just off the R733 with east walking distance to Wexford town or drive to all major routes N25 / M11
- Excellent 3 bedroomed semi-detached family home, extending to c. 92 sq.m / 992 sq.ft, in this well-established location.
- This property would make an ideal starter home, also perfect for any one wishing to downsize and enjoy the convenience of in-town living or it would make an excellent investment property.
- Acc. Briefly comprises of entrance hallway, sitting room, kitchen/ dining room, 3 large bedrooms and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**

7 Highfields, Wexford Town

No. 7 Highfields, is an excellent 3 bedroomed semi-detached home in this well-established location close to Scoil Charman, St. Aidan's Shopping Centre, Tesco and an easy walk to Wexford Main Street. This is a much sought-after mature residential area within easy reach of South East Technological University, Wexford Campus schools, shops, churches and all town centre amenities. The property is owner occupied and has been well maintained over the years.

7 Highfields is presented to the market in pristine condition. There is a large garden to the rear with wide side access benefited by a lovely sunny aspect and playing fields to the rear offering great privacy. The property has 2 off-street carparking spaces to the front with garden laid in stone with mature shrubbery. There is a garden steel shed and a separate workshop unit which could easily house a multiple of hobbies or indeed store waterways gear.

This property would make an ideal starter home, also perfect for anyone wishing to downsize and enjoy the convenience of in-town living or it would make an excellent investment property.

To arrange an early viewing appointment for this property, contact Wexford Auctioneers Kehoe & Associates on 053 9144393



ACCOMMODATION

Entrance Hallway	3.42m x 2.06m	Tiled flooring, telephone & electrical points, Broadband, alarm, storage under stairs.
Sitting Room	4.00m x 3.83m	Solid timber flooring, feature solid fuel fire insert with cast iron surround & marble mantelpiece, tiled marble hearth. Electrical & t.v. points, large window overlooking front garden.
Kitchen/Dining Area	6.21m x 3.84m (max)	Tiled flooring, floor & eye level cabinets, Beko dishwasher, Creda electric double oven with 4-ring electric hob and extractor fan overhead. Beko washing machine, single drainer stainless steel sink, tiled splashback, ample worktop space. Free-standing Whirlpool fridge-freezer, breakfast counter space with further storage. Door to rear garden patio area with artificial grass, stone & mature shrubbery surround, ideal for low maintenance garden.

Carpeted timber staircase to first floor

Landing	3.41m (max) x 1.79m (max)	Carpeted flooring, hotpress with dual fuel immersion.
Master Bedroom	3.68m x 3.31m	Carpeted flooring, large window overlooking rear garden and school ground pitches.
Bedroom 2	4.27m x 2.69m	Carpeted flooring, large window overlooking front garden. Large spacious room taking a double & single bed.
Bedroom 3	3.40m (max) x 3.27m (max)	Carpeted flooring, large window overlooking front garden.
Family Bathroom	2.40m x 1.94m	Fully tiled, bath with Triton T90sr overhead, w.h.b. with mirror & lighting overhead, w.c.

Total Floor Area: c. 174 sq.m. / 1,873 sq.ft.





Features

- Walking distance to Wexford Main St.
- All amenities on your doorstep
- Extending to c. 92sqm / 992 sq. ft.
- 3 bedrooms, 1 bathroom
- Large side access and separate workshop
- Potential to develop a sizeable extension.

Outside

- Off street parking for two cars
- Large side entrance
- Spacious rear garden
- South facing
- Easy maintenance conditions
- Large workshop

Services

- Mains Water
- Mains Drainage
- OFCH
- Fibre Broadband available
- Alarm

VIEWING: Property must be viewed to be fully appreciated. Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393

DIRECTIONS: Eircode Y35 F2H3





Building Energy Rating (BER): C3 BER No. 109205526
Energy Performance Indicator: 223.74 kWh/m²/yr

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

Sales Agent
CATRIONA MURPHY
087 2427525

Email: catriona@kehoeproperty.com



Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393
www.kehoeproperty.com
Email: sales@kehoeproperty.com



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