

# FOR SALE

AMV: €210,000

File No. d374.CWM



## No. 42 Davitt Road North, Wexford

- Mature residential neighbourhood in a sought-after location on a quiet cul-de-sac.
- Three-bedroom terrace house extending to c. 85 sq.m. / 915 sq.ft.
- Recent refurbishment includes new windows, new electrics and the extension was dry lined.
- Large south facing rear garden with town & harbour views.
- Accommodations comprise of an entrance hall, large sitting room, a playroom / home office, a family bathroom, a kitchen and upstairs three bedrooms.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe  
& ASSOC.**

## No. 42 Davitt Road North, Wexford

42 Davitt Road is situated on a cul-de-sac in a sought-after Wexford town location in a mature residential neighbourhood. This property is within walking distance of all amenities and only 10 minutes walking from Wexford Town Centre. There is easy access to a choice of primary and secondary schools, the Mercy School is only steps away. It is located just off Belvedere Road, travelling down the one-way street of Davitt Road North and right on the first cul-de-sac, just behind the Wexford Courthouse. There is a pedestrian walkway leading onto Wygram Windmill Heights.

The property is a three-bedroom terrace house with a large garden to the rear. The garden to the front is in lawn with a pathway border filled with roses. There is street parking available.

Internally the house is laid out on two floors, comprising of an entrance hallway, a large sitting room with an office / playroom adjacent. The bathroom is located on the ground floor. The kitchen has a modern kitchen in the extension to the rear and has a lot of natural light thanks to the south facing aspect. Upstairs there are three bedrooms, the master is a generous size with built-in wardrobes.

The rear garden is in two parts, two steps rise to a garden in lawn with mature shrubs and to the back of this is further space which once was a dog kennel leading back to the school grounds.

This property would be an ideal purchase for a first-time buyer or those trading down from a larger home. Rarely do properties come to the market in this location and we highly recommend viewing.

Viewing comes highly recommended and is strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. on 053 9144393



## ACCOMMODATION

Entrance Hallway	8.64m (max) x 1.80m (max)	Lino flooring.
Sitting Room	4.30m x 3.51m	Timber laminate flooring, large window overlooking front garden. Open fireplace with marble surround & timber mantelpiece. Hotpress adjacent.
Play Room / Office	2.25m x 1.92m	Timber laminate flooring, window overlooking rear courtyard.
Family Bathroom	1.91m x 1.81m	Fully tiled, bath with triton T90z overhead, w.c., w.h.b. and storage.
Kitchen	3.95m x 2.87m	Tiled flooring, fully fitted kitchen, floor & eye level cabinets, ample worktop space, double drainer stainless steel sink with tiled splashback. Siemens electric oven with 4-ring electric hob and extractor fan overhead. Whirlpool washing machine, space for dishwasher, Hotpoint fridge-freezer. Dual aspect with window overlooking side courtyard and large window overlooking rear garden.

### **Timber carpeted staircase leading to first floor**

Landing	2.06m x 0.92m	
Master Bedroom	4.43m x 2.72m	Carpeted flooring, two windows overlooking front gardens, Built-in wardrobe, antique fireplace (which has been draught-proofed).
Bedroom 2	3.55m x 2.80m	Carpeted flooring, window overlooking rear courtyard & garden. Town and harbour views.
Bedroom 3	2.54m x 2.52m	Carpeted flooring, window overlooking town and harbour views.

**Total Floor Area: c. 85 sq.m. / 915 sq.ft.**





## Features

- Sought-after location
- Quiet cul-de-sac
- 3 bedroom, 1 bathroom
- Modern kitchen
- Extending to c. 85 sq.m./ 915 sq.ft.
- -A-rated windows and heating system (with a high efficiency condensing boiler) were installed in 2014

## Outside

- South facing rear garden
- Town and harbour views
- Street parking on the cul-de-sac
- Front garden in lawn with rose border pathway
- Workshop shed
- Further ground beyond gardens in lawn

## Services

- Mains water,
- Mains drainage
- OFCH with Back boiler
- Siro broadband

**VIEWING:** Property must be viewed to be fully appreciated. Viewing is strictly by prior appointment with the sole selling agents. Contact Kehoe & Assoc. on 053 9144393

**DIRECTIONS:** Eircode Y35 C1Y2



**Building Energy Rating (BER): C3 BER No. 105206437**  
**Energy Performance Indicator: 222.63 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**  
**CATRIONA MURPHY**

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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