

FOR SALE

AMV: €475,000

File No. d454.CM



2 Orchard Close, Ardcavan, Wexford

- Immaculate 4-bedroom family home extending to c. 170 sq.m. / 1,830 sq.ft. with flexible living accommodation and a directly west facing rear aspect.
- Extensive c. 0.20 hectares / 0.49 acres site providing a tranquil rural ambiance in an unrivalled location just 1km from Wexford Town.
- Nestled within in an exclusive private enclave of 6 residences in this fabulous, settled development named 'Orchard Close'.
- Stunning church-style staircase window that floods the hallway with an abundance of natural light.
- Acc. briefly comprises; entrance hallway, 2 reception rooms, kitchen/diner, utility room, guest w.c., 4 bedrooms (master ensuite) and a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

2 Orchard Close, Ardcavan, Wexford

Location: Kehoe & Assoc. are delighted to introduce this stunning 4-bed family home, tucked away in a serene cul-de-sac just 1km away from the bustling town of Wexford. All the amenities you could desire are within easy reach. From shops and restaurants to public transport, schools and recreational facilities, everything is conveniently nearby. The Riverbank House Hotel and Wexford Swimming Pool & Leisure Centre are both within walking distance. Edenvale Woods and Waterfalls is only 1.5km outside the nearby village of Castlebridge providing a peaceful walking trail that runs alongside the River Sow. Curracloe's fabulous 'Blue Flag' beach is only a 10 minute' drive away which is adjacent to 'The Raven Point Nature Reserve Loop', a 6.8k woodland walking trail home to a variety of flora and fauna.

Wexford Quays



Ardcavan Strand



Eden Vale Waterfall



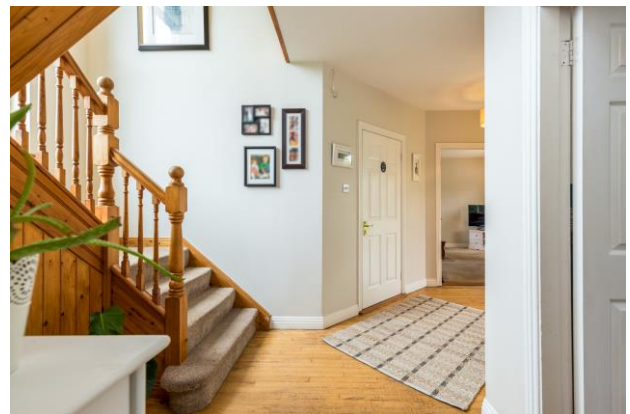
Curracloe Beach & Raven Point



Description: This superb property offers a perfect blend of comfort and space. As you step into this exquisite home, you'll immediately be captivated by the sense of warmth and tranquility it exudes. Extending to c. 170 sq.m. / 1,830 sq. ft., the spacious layout is designed to cater for the needs of a growing family, with ample room for relaxation and entertaining both inside and outside. The heart of the home is a bright and inviting living area. Dual aspect windows flood the room with natural light with the added benefit of French doors to the west facing timber decking area and expansive rear garden. The dining area seamlessly connects to a modern, fully equipped kitchen, making family meals and entertaining a breeze. Upstairs, you'll discover four generously sized bedrooms, each providing ample space, privacy and comfort. The master bedroom boasts an en-suite bathroom and extensive built-in wardrobe units.

Adorning the home with a touch of elegance and grace, a stunning church-style staircase window serves as a captivating focal point, inviting natural light to cascade through and infuse the hallway and landing areas. One of the true highlights of this property is the extensive garden that surrounds the home. Step outside, and you'll find a private oasis where children can play freely or where you can indulge in gardening hobbies. The south-facing lean-to patio area was purpose built for soaking up the sun's rays or hosting outdoor gatherings with family and friends. Whether you're hosting a barbecue or simply enjoying a quiet afternoon with a book, this outdoor space will undoubtedly become your favourite spot to unwind.

Don't miss the opportunity to make this extraordinary family home your own. Arrange a viewing today and experience the perfect combination of comfort and convenience that awaits you.



ACCOMMODATION

Ground Floor

Entrance Hallway	6.57m x 4.41m (max)	Timber floor, staircase to first floor and understairs storage press.
Sitting Room	5.95m x 3.86m	Carpet floor, open fireplace, dual aspect floor to ceiling windows with French door to west facing decking area.
Kitchen / Dining Area	6.75m x 5.05m (max)	Laminate floor, dual aspect windows, extensive floor and eye level units, built-in kitchen island with power supply, integrated Whirlpool fridge freezer, integrated Neff oven and grill, Caple 5-ring gas hob with extractor fan, quartz kitchen & island counter tops and quartz splashback.
Utility	2.87m x 2.31m	Lino flooring, plumbed for washing machine and tumble dryer, countertop area, floor and eye level units and door to-lean to south facing patio area.
Home Office / Bedroom 5	4.17m x 3.00m	Timber floor.
Guest w.c.	1.33m x 2.33m (max)	Lino flooring, w.c. and w.h.b.



Staircase to First Floor with feature church style staircase window.

Landing	5.63m x 0.97m	Carpet floor and attic access.
Hotpress		With dual immersion.
Master Bedroom	4.18m x 3.56m	Timber floor, extensive built-in wardrobe unit and feature bay window with seated windowsill.
Ensuite	2.73m x 0.87m	Lino flooring, w.c., w.h.b. and Triton t90z electric shower,
Bedroom 2	4.18m x 3.70m (max)	Timber floor.
Bedroom 3	4.00m (max) x 3.18m	Carpet floor and built-in wardrobe unit.
Bedroom 4	3.95m (max) x 3.78m	Timber floor.
Family Bathroom	2.67m x 2.34m	Lino flooring, w.c., w.h.b., built-in storage unit, bath with Triton electric shower and tiled surround.

Total Floor Area: c. 170 sq.m. (c.1,830 sq.ft.)



Features

- Wonderful family home extending to c. 170 sq.m. / c. 1,830 sq.ft.
- Extensive enclosed rear lawn area
- Superb location 1 Mile from Wexford Town
- Tastefully decorated throughout with contemporary kitchen / dining area
- Landscaped garden area with mature boundaries and shrubbery

Outside

- Beautiful enclosed rear lawn area
- South facing lean to patio area
- Extensive timber decking area with westerly aspect
- Adman steel shed with concrete base
- Peaceful cul-de-sac development of only 6 houses

Services

- Mains water
- Mains drainage
- ESB
- OFCH
- Fibre broadband available

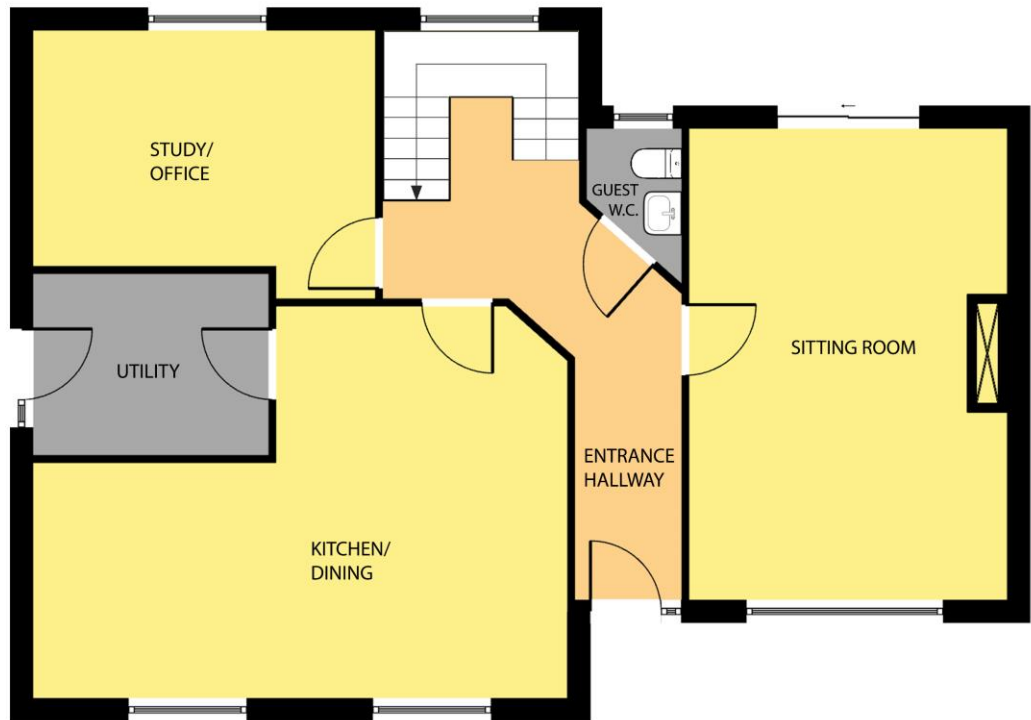
VIEWING: Strictly by prior appointment with the sole selling agents only.

DIRECTIONS: In Wexford Town proceed over the bridge passing The Riverbank Hotel on your right hand side. Continue for approximately 1km turning right onto Orchard Lane. Keep left into Orchard Close and the property for sale is No. 2 Orchard Close (For Sale sign). **Eircode: Y35 V2F7**





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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FIRST FLOOR



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Building Energy Rating (BER): D1

BER No. 116555822

Energy Performance Indicator: 245.68 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

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Wexford

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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