

# FOR SALE

AMV: €650,000

File No. d510.CWM



## 3 Seaview, Crosstown, Wexford

- Wonderful architecturally designed house with elegant interiors set on the most beautiful gardens.
- Four bedrooms, three bathrooms, extending to c. 192 sq.m. / 2,067 sq.ft. presented in pristine condition and 10 minutes' drive from N11/M11.
- Fibre high speed broadband, less than 10 mins walk from Wexford town.
- A private setting which offers with all amenities close by in Wexford Town.
- Acc. briefly comprises; grand entrance hall, sitting room (5<sup>th</sup> bedroom), open plan kitchen/dining room and living room, utility room, guest bathroom, 4 bedrooms (master en-suite) and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents Kehoe & Assoc. at 053 9144393

## 3 Seaview, Crosstown, Wexford

Kehoe & Assoc. is proud to present this superb residence at 3 Seaview, Crosstown, Wexford.

Crosstown is one of Wexford's most sought-after locations and accommodates many substantial private homes. "3 Seaview" is a stunning family home within walking distance of Wexford town. A 10-minute walk will take you to the Riverbank Hotel, Wexford Swimming Pool and Wexford Bridge. For those seeking easy access to Dublin, this property is close to the Wexford to Castlebridge road and only 10 minutes' drive from the new M11 Motor connection at Oylegate. The sandy beaches of Curracloe are reached within 10 minutes' drive.

"3 Seaview" is an elegant detached 4 (5) bedroom bungalow with a south facing aspect giving it the perfect orientation - complete with private landscaped gardens, decking al fresco dining under a sheltered pergola - the gardens here are very special.

This property has been architecturally designed extending to c. 192 sq. m. / 2,067 sq. ft. of well laid out accommodation with superbly proportioned rooms. Built and finished to exacting standards, this home was completed in 2017 with an A3 BER. Featuring a state-of-the-art kitchen, open plan, dining / living room, separate sitting room (5th bedroom), grand entrance hall, closet, guest bathroom, 4 bedrooms, master en-suite with walk in wardrobe, main bathroom and fully fitted utility. The gardens feature award winning landscaping safely enclosed with electric gates, lawns with newly planted boarder areas to the front and enclosed rear ideal for small children with two private sun area, large composite decking under a pergola and raised beds.

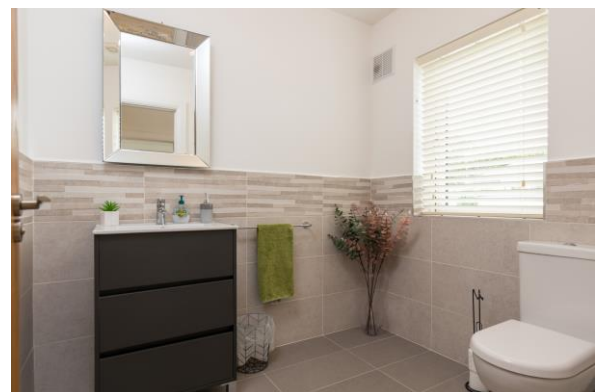




## ACCOMMODATION

Entrance Hallway	5.81m x 1.87m	Timber laminate flooring, electronic gate intercom point.
Sitting Room / (5 <sup>th</sup> Bedroom)	4.40m x 3.53m	Timber laminate flooring, large window overlooking front driveway and landscaped gardens. Electrical & t.v. points, Siro Broadband. Glass door leading to:
Open Plan Kitchen/Dining Area	7.71m x 3.70m	Tiled flooring, dual aspect windows, with window overlooking the breakfast garden on the eastern side and large picture window overlooking the pergola covered patio area. Floor & eye level cabinets, ample worktop space, centre island with the benefit of a breakfast bar area, Belling wine fridge, drawer storage space. Whirlpool Induction 4-ring hob with extractor fan overhead. Large Carron Phoenix sink & drainer with chrome faucet. Fisher & Paykel top-loaded double drawer dishwasher, Siemens double oven, integrated Siemens fridge-freezer, open wine racks and cabinet display areas. Open alcove leading to:
Living Room	5.73m x 4.22m	Tiled flooring, multiple aspects of light bringing the landscaped garden into this room. Feature heat design elevated fire stove with marble stone surround and windows either side. Electrical & t.v. points. French doors leading to pergola patio area.
Utility Room	3.54m x 2.40m	Tiled flooring, door leading to outside garden and dedicated bin area. Floor to ceiling storage cabinets and built-in counter space, with storage presses underneath. Separate built-in storage cabinet for stainless steel sink & drainer. Elevated laundry area plumbed for washing machine and space for dryer. Convenient under-storage drawers.
Corridor to Bedroom Accommodation	10.31m x 1.17m	Timber laminate flooring.







Large Hotpress	1.91m x 1.24m	Timber laminate flooring, wall-mounted shelving and ample space for drying clothes, all heat & water systems.
Guest Bathroom	2.20m x 1.89m	Tiled flooring, half-wall tiled surround, w.h.b. with cabinets underneath, w.c.
Master Bedroom	4.28m (max) x 3.97m	Timber laminate flooring, feature bay window extending into the south facing gardens. Electrical & t.v. points. Door to:
Walk-in Wardrobe	2.61m x 2.05m	Timber laminate flooring, open shelving & rails, right & left.
En-suite	2.42m x 1.94m	Tiled flooring, pressure pump shower with rainwater showerhead, Mosaic tiles and large open glass wall. Wash hand basin with cabinets underneath, mirror & lighting overhead, w.c.
Bedroom 2	3.57m x 3.33m	Timber laminate flooring, two windows overlooking front driveway and landscaped gardens. Built-in Sliderobes, electrical and t.v. points.
Bedroom 3	3.78m x 3.37m	Timber laminate flooring, bay window overlooking front driveway and landscaped gardens. Floor to ceiling Sliderobes, electrical & t.v. points.
Bedroom 4	4.24m x 3.80m	Timber laminate flooring, large window overlooking front lawn and landscaped gardens. A 2.5m wide Slidebobe with ample storage, electrical & t.v. points.
Corridor	2.21m x 1.16m	Timber laminate flooring, picture window overlooking landscaped rear garden
Family Bathroom	2.74m x 2.51m	Tiled flooring, floor to ceiling tiled surround, bath with chrome showerhead, separate enclosed shower stall with pressure pump shower system pressure and glass doors. Wash hand basin with cabinets underneath, mirror & lighting overhead, w.c.

**Total Floor Area: c. 192 sq.m. / 2,067 sq.ft.**









## Features

- 4/5 bedrooms, 3 bathrooms
- Built in 2017
- BER: A3
- Extending to c. 192 sq.m. / 2,066 sq.ft.
- Walking distance to Wexford Town

## Outside

- Landscaped gardens
- Electronic gates
- Ample car parking
- South facing enclosed garden
- Dedicated bin area
- Adman shed

## Services

- Mains water
- Mains drainage
- Electric heat pump
- Underfloor heating throughout.
- Heating controlled devices for each room.
- Fibre Broadband.

**Please Note:** All light fittings, blinds and kitchen electrical appliances are included in the sale.

**Viewing:** 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 F952



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 mis-statement. 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.

COPYRIGHT: SHOWCASE IMAGES.IE



**Building Energy Rating (BER): A3    BER No. 111362711**

**Energy Performance Indicator: 61.33 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**  
**CATRIONA MURPHY**  
**087 2427525**

**Email: [catriona@kehoeproperty.com](mailto:catriona@kehoeproperty.com)**



**Kehoe & Assoc.,**

Commercial Quay,  
Wexford

053 9144393

[www.kehoeproperty.com](http://www.kehoeproperty.com)

Email: [sales@kehoeproperty.com](mailto: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