

# FOR SALE

AMV: €265,000

File No. d502.BF



## 51B College Green, Summerhill, Wexford

- **Excellent 3 bedroomed semi-detached home, nicely positioned in this mature private development on Summerhill in Wexford Town. Within walking distance of all town centre amenities, schools and excellent childcare facilities.**
- **The property has been well maintained over the years upgraded and extended, it is presented to the market in excellent throughout.**
- **College Green has proven equally popular with first time purchasers, families and investors alike.**
- **Early viewing of this conveniently located family home comes highly recommended. Contact Wexford Auctioneers Kehoe & Associates 053-9144393**



**Kehoe  
& ASSOC.**



# 51B College Green, Summerhill, Wexford

**Description:** Excellent 3 bedroomed semi-detached home, nicely positioned in this mature private development on Summerhill in Wexford Town. Only a short stroll from the town centre with its wealth of amenities on offer, including shops, restaurants, pubs, National Opera House, Arts Centre and Fabulous Waterfront. Walking distance of primary schools, secondary schools and some excellent childcare facilities.

The property has been well maintained over the years upgraded and extended, it is presented to the market in excellent throughout. The accommodation briefly comprises, entrance hallway, sitting room with open fireplace and kitchen/dining room, sunroom, utility room and shower room downstairs, 3 bedrooms and bathroom upstairs.

Enclosed garden to the rear with side access, extensive decking and steps down to private sunken garden. Garden to the front with brick drive providing off-street parking.

College Green has proven equally popular with first time purchasers, families and investors alike. Early viewing of this conveniently located family home comes highly recommended. Contact Wexford Auctioneers Kehoe & Associates 053-9144393



## ACCOMMODATION

Entrance Hallway	4.39m x 1.83m	With laminate floor.
Sitting Room	4.12m x 3.47m	With feature open fireplace, vaulted ceiling and laminate floor.
Kitchen	5.41m x 3.24m	With built-in floor and eye level units, fridge freezer, oven, hob, extractor, dishwasher, part tiled walls, tiled floor and door to:
Living Room	6.05m x 2.94m	With vaulted ceiling, timber floor and French doors to rear garden.
Utility Room	2.38m x 1.44m	With built-in units, stainless steel sink unit, washing machine, tumble dryer and tiled floor.
Shower Room	2.50m x 1.44m	Shower stall, w.h.b., w.c., part tiled walls and tiled floor.

### **First Floor**

Bedroom 1 (back)	3.20m x 3.08m	With fitted slide robes.
Hotpress		With dual immersion.
Bedroom 2	2.70m x 3.54m	With built-in shelving.
Bedroom 3	2.78m x 2.09m	With built-in hanging space and shelving.
Bathroom	1.89m x 2.09m	Bath with electric shower over, w.c., w.h.b. and part tiled walls.

**Total Floor Area: c. 108.75 sq.m. (c. 1,170 sq.ft.)**







## Features

- Mature private development
- Convenient town centre location
- Presented in excellent condition
- Spacious well laid out accommodation

## Outside

- Private drive
- Enclosed rear garden
- Extensive decking
- Side access

## Services

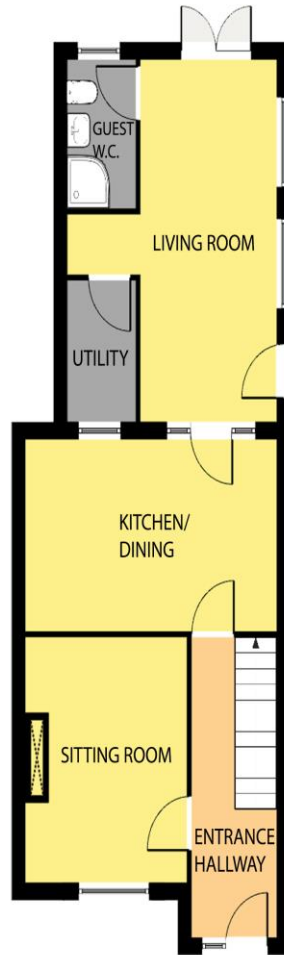
- Mains electricity
- Mains drainage
- Mains water
- OFCH

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

**DIRECTIONS:** From the junction/roundabout with Waterloo Road/Grogans Road/Talbot Green proceed up Summerhill and College Green is the first development on the right-hand side. Proceed into College Green and 51b is on the right-hand side before the green area. For Sale Sign. Eircode Y35E0F4



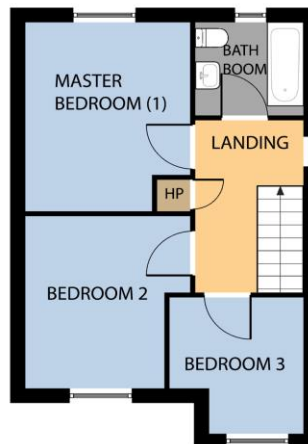
GROUND FLOOR



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



FIRST FLOOR



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**Building Energy Rating (BER): D1 BER No. 104157326**  
**Energy Performance Indicator: 243.68 kWh/m<sup>2</sup>/yr**

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

**Selling Agent: Bernie Farrell**

**Contact No: 0872501492**

**Email: [bernie@kehoeproperty.com](mailto:bernie@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 that all negotiations regarding this property will be conducted through this firm. PRA No. 002141

