

FOR SALE

AMV: €395,000

File No. d321.CWM



The Bungalow No. 21 The Paddocks Coolcotts, Wexford

- Newly built A rated bungalow within walking distance to Wexford town
- Three bedrooms extending to c. 108 sq.m / 1,162 sq.ft
- Ample car park space with enclosed private garden
- Accommodation comprises of an entrance hall, sitting room with sliding doors to kitchen / dining room, a generous master ensuite bedroom with built-in wardrobes, two further bedrooms and a family bathroom
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

The Bungalow No. 21 The Paddocks

The Bungalow No. 21 at The Paddocks is a luxurious modern A2 rated home within walking distance of Wexford town. This exclusive property offers the perfect blend of modern amenities and tranquil surroundings, making it the ideal home for those seeking to downsize to a location with a footpath to a host of Wexford town amenities.

The Bungalow No. 21 features three spacious bedrooms, meticulously designed to provide the utmost comfort and style. The master bedroom is generously designed extending to c. 20 sq.m with two built-in-wardrobes, two windows overlooking the front path and a further c. 4 sq.m ensuite with pressurised power shower. The open-plan living area boasts a large corner window, and the fully equipped kitchen with all appliances is perfect for whipping up delicious meals with locally sourced ingredients.

Whether you're sipping your morning coffee or enjoying a glass of wine at sunset, the private outdoor space at The Bungalow No. 21 is a space that has all the elements to create a haven.





ACCOMMODATION

Entrance Hallway	5.85m x 4.47m	Stira Attic Access and Cloakroom Space
Living Room	3.38m x 3.15m	Featuring corner window and double roller doors leading to kitchen/dining area.
Kitchen / Dining Area	4.71m x 3.37m	Floor and eye level cabinets fitted with quartz countertop. Induction hob and extractor fan overhead, integrated dishwasher, integrated microwave, integrated oven and integrated fridge freezer. Stainless steel sink under the window overlooking the rear garden, door to utility room.
Utility Room with back door	2.85m x 1.72m	Ample worktop area with space for washing machine and dryer underneath. Storage cabinetry and housing for Air to Water heat pump system.
Corridor leading to bedroom accommodation	6.86m x 1.07m	



Master Bedroom	6.16m x 3.39m	2 windows overlooking front garden, large spacious bedroom with recess lights and centre light. Four bay wardrobe with a separate double bay wardrobe. Electrical points and TV points. Door leading to En-Suite.
Ensuite	2.27m x 1.78m	Tiled floor, half wall tile surround, enclosed glass shower with floor to ceiling tiling and pressure pump shower system. Wash hand basin with storage cabinet underneath and WC.
Bedroom 2	3.72m x 3.28m	Triple bay wardrobe, window overlooking rear garden
Bedroom 3	3.98m x 3.27m (max)	Window overlooking rear garden
Family Bathroom	3.00m x 2.66m	Tile flooring. Half wall tile surround with full wall surrounding the bath. Large enclosed shower with pressure pumped shower system and recessed shower shelf. Wash hand basin with storage cabinet underneath and WC.
Total Floor Area: c. 108 sq.m. / 1,162 sq.ft.		



INTERNAL FINISHES

- A2 BER Energy Rating.
- A-rated windows.
- Internal Doors Single Panel Shaker Style
- Internal Doors with brushed chrome handles.
- Fully fitted kitchen including all appliances and tiled splashback with 100ml Upstanding Stone, same as countertop – Premium Quartz.
- Utility room pressed space for a counter – housing to heat pump, space for washing machine and dryer.
- Air source heat pump with underfloor heating throughout with a 24/7 programable heating control.
- Quality Brassware contemporary sanitaryware throughout all bathrooms with 5 year guarantee.
- Chrome heated towel rail to main and ensuite bathroom.
- Tiling to all bathrooms supplied by Tubs & Tiles.
- Built in wardrobes in the master bedroom.
- Airing press shelved.
- Painted internally & externally.
- Wired for SIRO fibre broadband.
- Wired for cable tv and satellite ready for connection.
- Provision for a wired alarm control panel.
- Attic partially floored with a pull-down airtight access ladder.
- Electrical Spec lighting to include downlighters and central ceiling lights, ample socket points, phone point and safety detection devices. Refer to plans.



EXTERNAL FINISHES

- External white render finish with front façade broken by blue slate stone.
- Low maintenance concrete parking area.
- Gardens – levelled & seeded.
- Concrete & blue skate stone boundary walls.
- Ducting for electric car charging point.
- Wall mounted lighting to the front and rear.
- Outside tap.
- Outside Electric Socket.

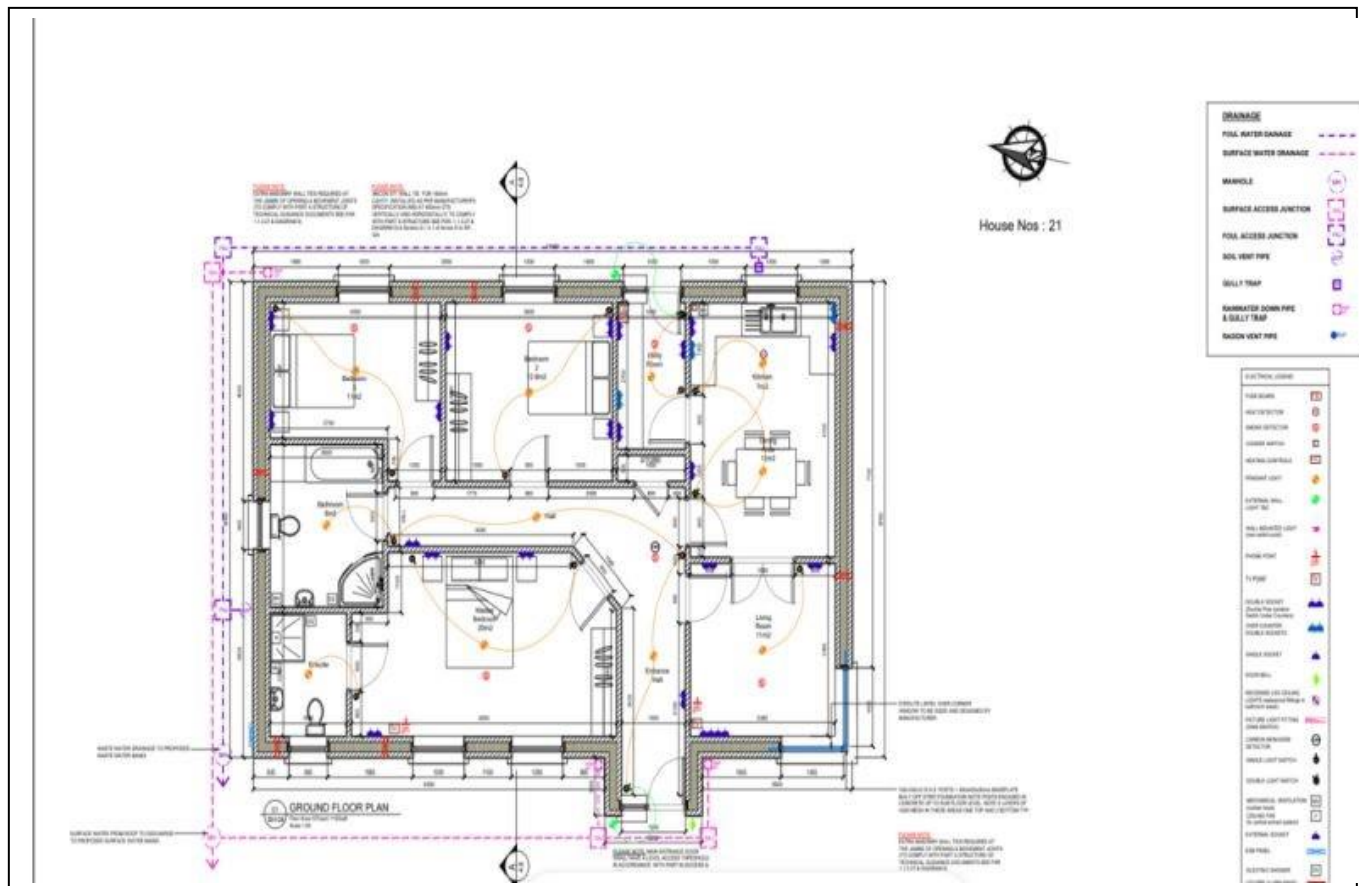
PARKING: Own driveway with ample space for two cars.

QUARANTEE

All covered by a 10-year Homebond Structural Guarantee with latent defect insurance policy. Additionally, mechanical and electrical inherent defect insurance is also included.

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 Y35R6TE



Building Energy Rating (BER): A2 BER No.: 117238717
Energy Performance Indicator: 4.44 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents only.
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

Sales Agent

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