

FOR SALE

AMV: €289,000

File No. D668.CWM



80 Pinewood, Wexford

- No. 80 Pinewood is a beautifully presented semi-detached four-bedroom family home in a mature residential location close to Wexford Town Centre.
- The property benefits from a large rear extension with a ground floor bedroom and purpose-built wet room.
- With easy access to Wexford's Ring Road and only a 10-minute drive from the M11 Motorway connection at Oilgate, the location is ideal for those seeking convenience.
- Close to amenities such as schools, shops, recreational facilities at Min Ryan Park, this property offers a peaceful, settled lifestyle for families looking to settle down in Wexford.
- Accommodation comprises of; entrance porch, hallway, sitting room with insert stove, home office, kitchen / dining, ground floor bedroom with purpose built wet room. Upstairs three bedrooms & family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

80 Pinewood, Wexford

Perched on a picturesque, elevated site in a well-established residential area near the heart of Wexford Town, lies No. 80 Pinewood. This charming semi-detached two-storey family home boasts a large extension at the rear, complete with a ground floor bedroom and a purpose-built wet room. The addition also features a sunroom area, perfect for relaxation and soaking up the natural light. The property exudes warmth and comfort, thanks to its oil fired central stove and PVC double glazing.

Outside, a beautifully constructed ramp leads to the front door, surrounded by mature flowering borders. The low-maintenance gardens showcase elevated patios and well-positioned planting.

Conveniently located within walking distance of schools, shopping, and amenities such as the Whitemill Shopping Centre and St. Aidan's Shopping Centre, No. 80 Pinewood offers the perfect blend of tranquillity and convenience. With easy access to Wexford's Ring Road and the M11 Motorway connection, this gem is a mere 10-minute drive from Oilgate.

An ideal choice for families seeking a peaceful retreat in a mature residential area, this property is a must-see. Arrange a viewing today by contacting Kehoe & Assoc. at 053 9144393 or by email at sales@kehoeproperty.com.





ACCOMMODATION

Ground Floor

| | | |
|------------------|---------------|---|
| Entrance Hallway | 3.40m x 1.80m | Laminate floor and staircase to first floor. |
| Sitting Room | 4.17m x 4.07m | Carpet floor, feature inset stove. Double doors leading into kitchen/dining area. |
| Dining Room | 6.09m x 3.00m | Laminate floor, built-in closet. Open archway into: |
| Kitchen | 2.91 x 2.42m | Tiled floor, floor and eye level units with tiled splash back, Stanley range cooker with overhead extractor fan, electric oven, hob with overhead extractor fan, built-in dishwasher and plumbed for washing machine. |
| Reading Area | 2.01m x 1.98m | Laminate floor and double doors to rear garden. |
| Master Bedroom | 4.46m x 3.71m | Timber floor and door to wet room ensuite. |
| Ensuite | 2.30m x 1.96m | Fully tiled, w.c., w.h.b. and Triton T90si electric shower. |
| Home Office | 3.46m x 2.70m | Laminate floor. |



First Floor

| | | |
|-------------|---------------|--|
| Landing | 2.82m x 1.89m | Carpet Floor, Hot press |
| Shower Room | 1.87m x 1.85m | Fully tiled, shower installed with Triton T90sr electric shower, w.c., w.h.b. and vanity unit. |
| Bedroom 2 | 4.14m x 3.14m | Laminate Floor, built-in wardrobe closet and built-in storage closet |
| Bedroom 3 | 3.27m x 3.03m | Laminate floor and built-in wardrobe. |
| Bedroom 4 | 2.98m x 2.26m | Carpet floor |

Total Floor Area: c 134. sq.m. (c.1442 sq.ft.)



Outside

- Elevated patio with sunny aspect
- Mature planting with colour year round
- Ramp access to front door
- Street parking
- Garden Shed
- Side access to enclosed rear

Features

- Semi-detached property
- 4 Bedrooms, 2 Bathrooms
- Extending to c.137sq.m.
- Built in 1975

Services

- Mains water
- Mains drainage
- Oil fired stove burner
- Fibre broadband

Building Energy Rating (BER): D2

BER No.: 112268982

**Energy Performance Indicator:
296.3 kWh/m²/yr**

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 V2Y6





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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