

FOR SALE

AMV: €320,000

File No.d479. BK



Wexford

- Immaculate 2-bed / 3-bath end-of-terrace bungalow extending to c. 74 sq.m. / 797 sq.ft.
- Rarely does a property of this type and quality come to market in Wexford Town.
- Highly sought after address just 600m from the heart of Wexford Town's main street.
- All amenities are within easy reach including schools, supermarkets, Wexford Bus Station, O'Hanrahan Train Station, Wexford General Hospital, high street shopping, etc.
- Refurbished and modernized since 2012.
- Accommodation briefly comprises of; entrance hallway, open plan kitchen / living / dining, 2-bedrooms (master ensuite), wet-room shower room, guest w.c.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**

‘Casa Fin’, No.1 Menapia Avenue, Wexford

Kehoe & Associates are proud to present to market this beautiful 2-bed / 2-bath bungalow situated at No.1 Menapia Avenue, St. John’s Road, Wexford. ‘Casa Fin’ is in a desirable, highly sought after residential area of Wexford town. It is a mere 600m stroll from Wexford Town’s main street and the picturesque quay front of Wexford Harbour. All amenities in this area are close to hand including primary and secondary schools, S.E.T.U., Wexford Bus Station, O’Hanrahan Train Station, Wexford General Hospital and a variety of shops and restaurants. Idyllic ‘Blue Flag’ beaches at Curracloe and Rosslare Strand are less than 20 minutes’ driving distance away and Dublin City can be reached in 1 hour 30 minutes’ driving time.

This property has been refurbished and modernized since 2012. The accommodation extends to c. 74 sq.m. / 797 sq.ft. and boasts a spacious open plan kitchen / dining / living area, entrance hallway, 2 bedrooms (master ensuite), wet-room showroom and a guest w.c. Double doors lead from the kitchen to an eye-catching Indian Sandstone patio area, perfect for dining alfresco. The rear of the property is enclosed and private with a low-maintenance lawn area. There is off-street parking to the front of the property for 3 vehicles. The property has been very well maintained and is presented in excellent condition throughout.

It is not often a property of this type and quality comes to market in Wexford, viewing comes highly recommended.





ACCOMMODATION

Entrance Hallway	3.34m x 1.10m	Laminate floor.
Bedroom 2	2.97m (max) x 2.63m	Laminate floor. Stira staircase to attic.
Open Plan Living Room	5.94m x 4.26m	Laminate floor, hotpress with dual immersion and plumbed for washing machine.
Kitchen	2.52m x 4.35m	Laminate floor, floor & eye level units, tiled splash back, integrated electric double oven & hob, integrated fridge freezer, integrated microwave and stainless steel sink.
Master Bedroom	3.83m x 2.72m	Laminate floor and built-in wardrobe unit.
Ensuite	2.49m x 0.89m	Tiled floor, part tiled walls, w.c., w.h.b. and Triton Noble SR electric shower with tiled surround.
Guest w.c	1.21m x 1.06m	Tiled floor, part tiled walls, w.c. and w.h.b.
Wet Room	2.30m x 1.41m	Fully tiled, Triton t90z electric shower, chrome towel rail and w.h.b. with vanity unit.

Total Floor Area: c. 74 sq.m. / c. 797 sq.ft.,



Features

- 2-bedroom / 2-bathroom dwelling
- Accommodation extending to c. 74 sq.m. / 797 sq.ft.
- End-of-terrace bungalow
- Highly sought after location
- Surrounded by amenities
- Refurbished since 2012
- Stira staircase to attic (not floored)

Outside

- Off-street private parking for 3 vehicles
- Enclosed rear lawn
- Indian sandstone patio area
- Side access gate
- Low maintenance garden
- Short stroll to Wexford's main street

Services

- Mains water
- Mains drainage
- O.F.C.H.
- ESB
- Fully alarmed
- Fibre broadband available

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

DIRECTIONS: **Eircode:** Y35P5C3



Building Energy Rating (BER): D2 BER No. 103994281

Energy Performance Indicator: 277.35 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bobby Kehoe

Contact No: 085 7111540

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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