

FOR SALE

AMV: €310,000

File No. d600.CWM



31 Pineridge, Summerhill, Wexford Town

- Property Eligible for Vacant Property Refurbishment Grant of up to €50,000
- Built in 1990 a four-bedroom two-storey detached family home.
- The property including the garage extends to c. 135 sq.m. / 1,453 sq.ft.
- Accommodation Entrance Hallway, Sitting room, Kitchen/ Dining room, Utility room, large garage, guest w.c., upstairs four bedrooms with a master bedroom ensuite and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

31 Pineridge, Summerhill, Wexford Town.

The property is located in the sought after mature development of Pineridge off the Summerhill Road within easy walking distance of Wexford Town centre and all imaginable amenities. Enviably positioned across from the large common green and within a quiet cul de sac with ample space for overflow car parking.

To the front is the driveway and a large garden in lawn with mature boundaries. The footpath surrounding the property has the benefit of secured side passage enclosures. The rear garden is directly south facing with high walls behind the mature planting.

The accommodation inside has been cleared and prepared for refurbishment which extends to c. 135 sq.m. / 1,453 sq.ft. The accommodation is bright and free flowing with an entrance hallway, large sitting room, kitchen/ dining room, a utility room, large garage, guest w.c., upstairs four bedrooms with a master bedroom ensuite and family bathroom.

This is an ideal property for the person who seeks to create their own space and indeed has neighbouring precedent to extend to the front and/ or rear; this is a property with much potential.





ACCOMMODATION

Entrance Hallway 3.43m x 1.97m

Guest Bathroom 2.18mx 1.08m

Living / Dining room 7.54m x 3.58m

Kitchen 4.94m (max) x 4.61m (max)

Utility Room 1.80m x 1.68m

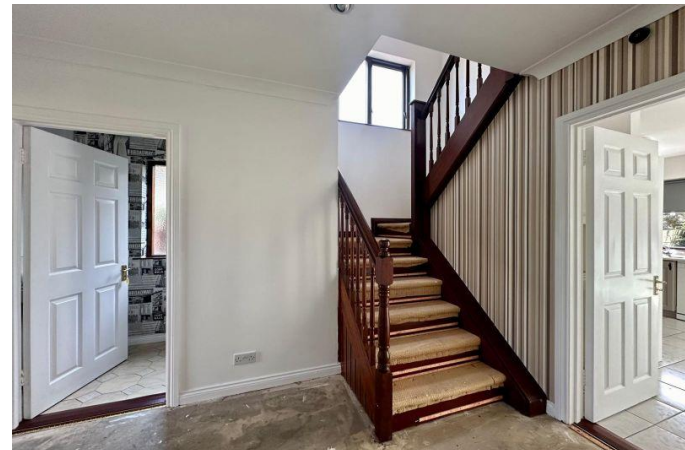
Coving recessed light, electric board and electric top up meter account.

Tiled flooring, w.h.b. with tiled splashback with mirror overhead and w.c.

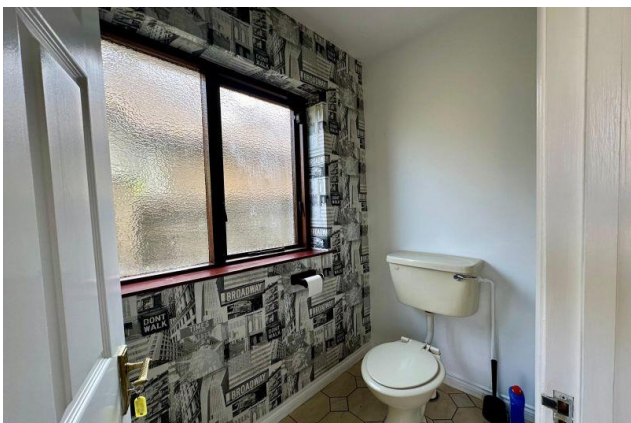
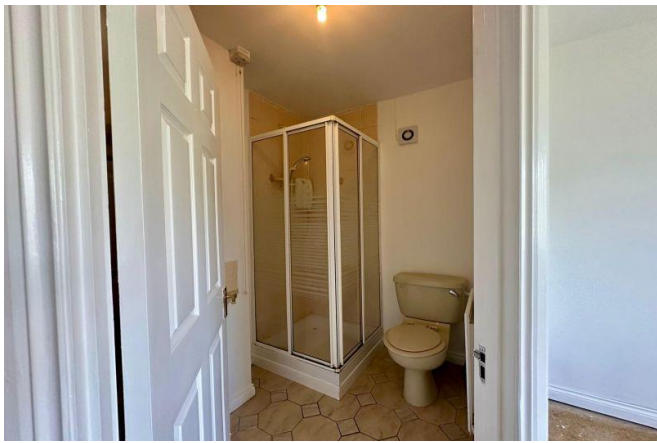
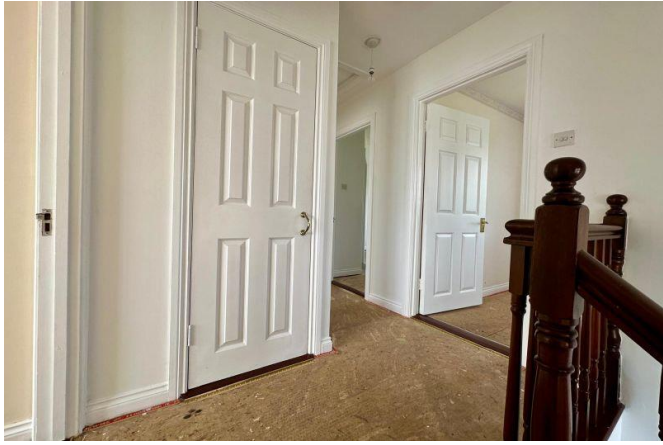
Coving, recessed lights, feature fireplace with electric freestanding unit inserted into cast-iron and tile surround with Mahogany mantelpiece and tile hearth, dual aspect with large window overlooking front garden and window overlooking side garden. Door into:

Tiled flooring, fully fitted kitchen with floor and eye level cabinets, ample worktop space, tiled splashback, Creda 4 ring electric hob with extractor overhead, Cordialle electric oven, large double drainer stainless steel sink with tiled splashback and large window overlooking rear garden, Playsonic dishwasher. Large sliding doors leading to south facing patio area with garden in lawn with mature hedging
Tiled flooring, worktop space with tiled splashback. Space for washing machine & dryer.

Mahogany staircase leading to first floor



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|---|---------------------------|--|
| Landing Area | 2.66m (max) x 1.98m (max) | With attic hatch, hotpress with open shelves and hooks. |
| Master Bedroom | 4.20m (max) x 3.58m (max) | Built-in wardrobes, large window overlooking common green area, electric points, tv points and recessed light. |
| Ensuite | 2.09m x 1.60m | Tiled flooring, w.h.b. with tiled splashback with mirror and lighting overhead, corner shower unit with tiled floor to ceiling inside, glass sliding doors with Mira Elite 3 and w.c. (all in need of repairs) |
| Family Bathroom | 2.08m (max) x 2.00m (max) | Tiled flooring, bath with partial tiled surround with wall mounted showerhead from bath faucets, w.h.b. with tiled splashback and w.c. |
| Bedroom 2 | 3.64m (max) x 3.71m (max) | Carpeted flooring, built-in wardrobes and large window overlooking rear garden. |
| Bedroom 3 | 3.08m x 2.93m | Recessed light and large window overlooking rear garden. |
| Bedroom 4 | 3.20m x 2.20m | Recessed light and large window overlooking front garden and common green area. |
| Garage | 5.51m x 2.99m | |
| (G.I.A) Gross Internal Floor Area 135 sq. m/ 1,453 sq. ft. | | |





Outside

- Gated driveway
- Directly south facing rear garden
- Enclosed rear garden
- Footpath surround
- Ample space for extensions

Features

- Walking distance to Wexford town centre.
- Eligible for Vacant Property Refurbishment Grant
- Four bedrooms, three bathrooms
- Extending to c. 135 sq.m. / 1,453 sq.ft.

Services

- Mains Water
- Mains Drainage
- OFCH
- Siro Broadband available

**Building Energy Rating (BER):
D1**

BER No.: 117233528

**Energy Performance Indicator:
62.02 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 X7R2



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Sales Agent

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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