

FOR SALE

AMV: €260,000

File No. d711.CWM



14 Highfields, Wexford

- Located just off the R733 within walking distance to Wexford town and easy access to drive to all major routes N25 / M11
- This is an excellent 3 Bedroomed Semi-Detached family home, extending to c. 92 sq. m / 990 sq. ft, in this well-established location. Built in 1994.
- This property would make an ideal starter home, also perfect for any one wishing to downsize and enjoy the convenience of in-town living or it would make an excellent investment property.
- Accommodation Briefly comprises: Entrance Hallway, Sittingroom, Kitchen/Diningroom, 3 Large Bedrooms & Family Bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

No. 14 Highfields, is an excellent 3 Bedroomed Semi-Detached home in this well-established location close to Scoil Charman, St. Aidan's Shopping Centre, Tesco and an easy walk to Wexford Main Street. This is a much sought-after mature residential area within easy reach of South East Technological University, Wexford Campus schools, shops, churches and all town centre amenities. The property is owner occupied and has been well maintained over the years.

14 Highfields is presented to the market in pristine condition. There is a large garden to the rear with a sunny aspect, patios and easy to maintain. There is a wide side access with a garage and overall, this is presented exceptionally well. The property has off-street carparking spaces to the front with garden laid in grass and borders in stone with mature shrubbery.

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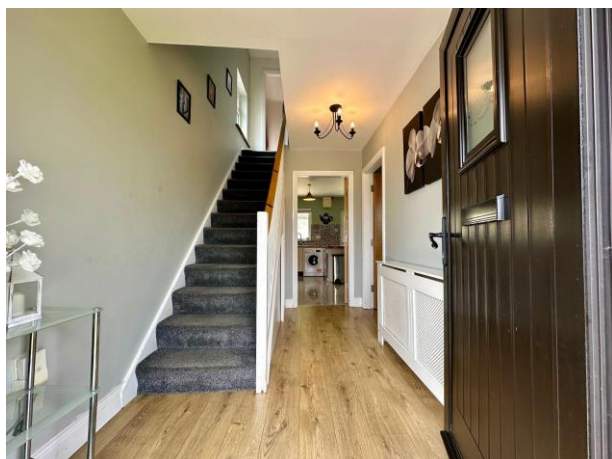
Early viewing of this property comes highly recommended. For further details and appointment to view contact Wexford Auctioneers; Kehoe & Associates on 053 9144393.

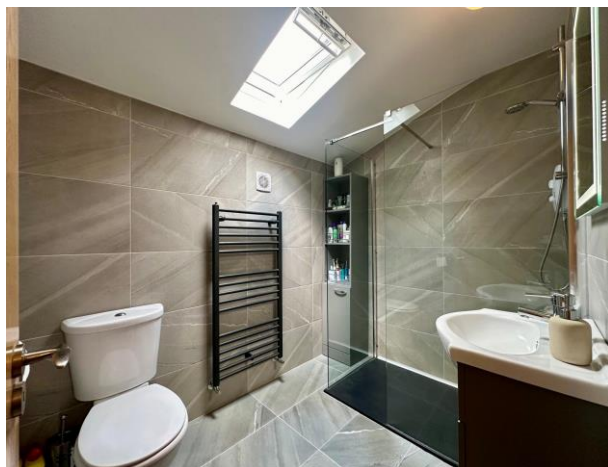


ACCOMMODATION

Entrance Hallway	3.26 m x 2.1m	Timber laminate flooring, fibre broadband connection, plug points, radiator cover, alarm, understairs storage space.
Sitting Room	3.97 m x 3.83 m	Timber laminate flooring, open fire with back boiler, granite tile insert hearth and stone surround. Right and left of chimney hearth are built in library units with open shelving, storage underneath and tv console area. Large window overlooking garden.
Kitchen/Dining	6.21 m x 3.83 m	Tiled floor, floor & eye level cabinets with a timber worktop space, breakfast counter area. Free standing Nordmende freezer, Zanussi built in oven, 4 ring gas Whirlpool hob with extractor fan overhead, Indesit washing machine and Nordmende dishwasher, stainless steel sink with drainer and under windows overlooking south westerly facing patio gardens. Dining Area which has timber laminate flooring and boiler control point, door leading to rear garden. Timber carpeted stairs case.
Landing	4.70 m (max) x 1.23 m (max)	Carpeted flooring, attic hatch access.
Master Bedroom	3.20 m (max) x 2.69 (max)	Carpeted flooring, large windows overlooking town and wate views extending to The Raven. Bult in wardrobes. Separate walk-in wardrobe.
Bedroom 2	3.20 m (max) x 3.10 m (max)	Carpeted flooring, large window overlooking front garden with church steeple and town views. Built in storage space with open shelves and closets. Large windows
Bedroom 3	3.66 m x 2.87 m	Carpeted flooring. Built in wardrobes with closets and opening shelving, large window overlooking side garden. Open shelves and rails.
Hotpress Bathroom	2.42 m x 1.80 m	Recently refurbished. Tiled flooring, floor to ceiling tiles surround, large enclosed glass shower, Triton T90sr. Grey brushed radiator heater, wash hand basin with mirror and lighting overhead, built in cabinet underneath. Separate built- in cabinets, wall mounted towel rail, w.c.

Total Floor Area: c. 92 sq.m. (c. 990 sq. ft.)





Features

- 3 Beds, One Bathroom, extending to 92 sq. m.
- Walking distance to all Town amenities, South westerly facing Garden. Sandstone Patio Area.
- Built in 1994.
- Refurbishment works throughout.
- New Bathroom suite installed in 2020.
- New Doors, triple glazed windows installed in 2021.

Outside

- South westerly facing garden.
- Sandstone Patio Area.
- Workshop Shed & Separate Storage Area for Bins.
- Raised Parking outside the front.
- Cobblelock paved rear garden.
- Outside tap.

Services

- Mains water
- Mains drainage
- OFCH installed in 2022.
- Open fire with back boiler heating.
- Fibre Broadband
- Wired for alarm system

Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.



Building Energy Rating (BER): C2 BER No. 103715751
Energy Performance Indicator: 184.21 kWh/m²/yr

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

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