

FOR SALE

AMV: €270,000

File No. D758.CWM



30 Pinewood, Wexford

- No. 30 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 garden with a south westerly aspect.
- 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 solid fuel stove, living/dining room, large kitchen / dining,. Upstairs four bedrooms (master en suite) & family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

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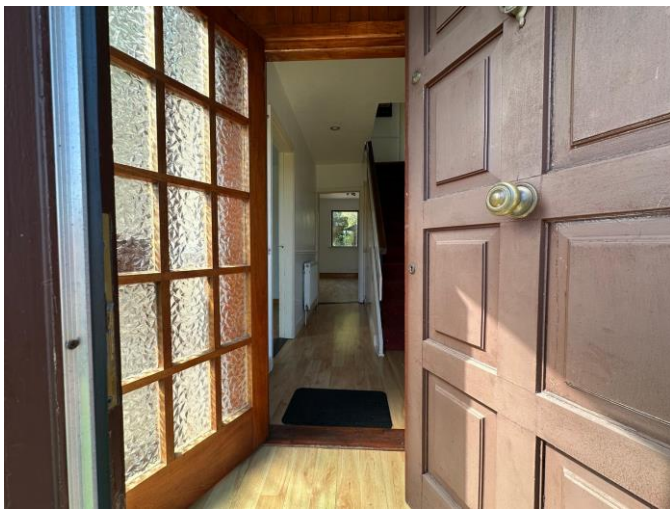
Perched on a charming, elevated site in a well-established residential area near the heart of Wexford Town, No. 30 Pinewood awaits. This semi-detached, two-storey family home offers ample space, featuring separate living areas and a large kitchen/living area that benefits from abundant natural light. The property exudes warmth and comfort, enhanced by its C3 energy rating. The upper level comprises four bedrooms, including a master ensuite and family bathroom.

Externally, the low-maintenance gardens boast elevated patios and strategically placed planting, all bathed in a sunny south-western aspect.

Ideally situated within walking distance to schools, shopping, and amenities, including the Whitemill Shopping Centre and St. Aidan's Shopping Centre, No. 30 Pinewood seamlessly blends tranquillity with convenience. With easy access to Wexford's Ring Road and the M11 Motorway, it is just a 10-minute drive away.

An excellent choice for families seeking a serene retreat in a mature residential area, this property is a must-see. To arrange a viewing, please contact Kehoe & Assoc. at 053 9144393.





Accommodation

Entrance Porch	1.9m x 1.00m	Timber laminate flooring. Double doors leading to.
Hallway	3.38m x 1.80m	Timber laminate flooring. Door leading to.
Sitting Room	4.16m x 4.03m	Timber laminate flooring through. Large window overlooking front gardens. Solid fuel fireplace with red brick surround. Open alcove leading to.
Dining/Living Space	6.09m x 3.66m (max)	Timber laminate flooring throughout. Sliding doors leading to south facing patio and large window overlooking rear gardens. Open alcove to.
Kitchen/Dining Area	7.39m x 2.55m	Tiled flooring throughout. Fully fitted kitchen with floor and eye level cabinets including Nordmende washing machine, Belling electric oven and extractor fan overhead, Beko dishwasher and under counter power point, fridge and separate freezer. Elevated breakfast bar areas with tile splashback, ample worktops space and stainless steel sink and drainer under window overlooking side access. Bay window overlooking front garden where the conservation area is directly across the road protecting the green area aspect in the future.

Timber carpeted staircase leading to:



First Floor:

Landing	1.78m x 2.75	Timber laminate flooring. Hot press with dual fuel immersion Door leading to.
Bedroom 2	5.64m x 2.44m	Timber laminate flooring throughout. built in double bay wardrobe, dual aspect with large window overlooking rear garden and large window overlooking front driveway.
Master Bedroom	4.19m x 3.14m	Timber laminate flooring throughout, built in wardrobes with dressing room area, open shelves, separate enclosed wardrobe with hanging rails. Large window overlooking rear garden.
En Suite	2.32m x 1.29m	Tiled flooring, floor to ceiling tile surround, glass door enclosed shower with Triton electric shower, w.h.b. & w.c.
Bedroom 3	3.25m x 3.03m	Timber laminate flooring throughout, large window overlooking front gardens.

Total Floor Area: c. 127 sq.m. / c. 1,367 sq. ft.





Outside

- South westerly patios to the rear.
- Mature planting with colour year round.
- Street parking.
- Garden Shed.
- Side access to enclosed rear.

Features

- Semi-detached property
- 4 Bedrooms, 2 Bathrooms
- Extending to c. 127 sq.m.
- Built in 1975

Services

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

Building Energy Rating (BER): C3

BER No.: 117591354

**Energy Performance Indicator:
218.2 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 K6H6



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