

# FOR SALE

OFFERS IN EXCESS €399,000

File No. D824.CWM



BER A3

## 17 Stony Park, Wexford Y35 Y62E

- Prime location, situated in a prestigious residential area of Wexford Town, close to key amenities and main transportation routes.
- Detached property, built in 2014, it spans 131 sq. m., featuring a sitting room, four bedrooms (including a master en-suite), attic conversion and a luxurious kitchen/diner.
- Features a south-facing private garden with a patio, awning, versatile plant varieties, grape-vined pergola, and practical storage solutions.
- This 'A' Rated home includes solar thermal & photovoltaic panels and recent high-quality renovations.
- Located in a small, exclusive development of 18 homes, offering an ideal space for comfortable family living near the town centre.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe  
& ASSOC.**

# 17 Stony Park, Wexford

Kehoe & Assoc. proudly introduce an exquisite family residence in pristine condition both inside and out. No. 17 Stony Park, situated in one of Wexford Town's most prestigious residential areas, offers convenient proximity to the town centre, as well as amenities such as the Tennis Club, Boat Club, Dunnes Stores, and the Bus & Train Station. Its strategic location provides easy access to the M/N11 & N25, nestled within an exclusive development off Carcur Road.

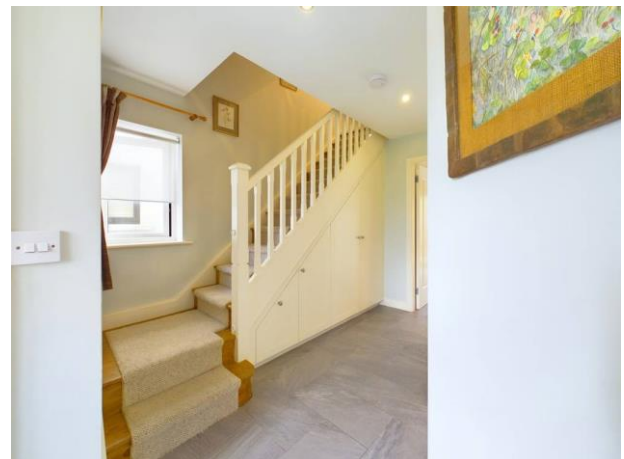
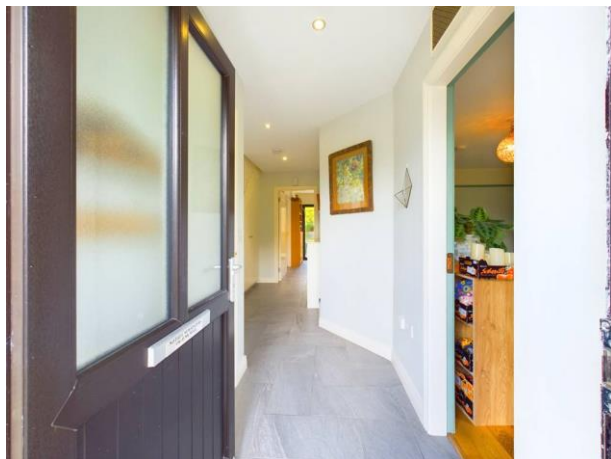
Constructed in 2014, this property showcases superior craftsmanship and high-spec finishes with numerous enhancements. Spanning 131 sq. m., the thoughtfully designed living space includes a sitting room, four bedrooms with a master en-suite, and a luxurious kitchen/diner perfectly suited for entertaining and daily life. The south-facing private garden and patio, complete with an awning, offer a serene outdoor escape.

The lush garden is a haven for horticultural enthusiasts, boasting a variety of fruits and flowers. Grape vines embellish the pergola, while elevated steps present sweet peas, raspberries, and more. At the garden's end, an Adman shed and timber storage wall provide practical solutions.

This 'A' Rated, highly efficient family home features a ventilation system, solar thermal panels, and photovoltaic panels. Recently renovated to include a large ancillary room in the attic with plush wool carpets and bathrooms renovated with fired earth tiles, it is tastefully decorated and move-in ready. The bright and airy accommodation is excellently arranged, complemented by a superb rear garden.

Ideal for those in search of a comfortable family dwelling near the town centre with easy access to the ring road and major routes, Stony Park is an exclusive development comprising just 18 homes. Viewing of this exceptional family home is highly recommended.

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    | 4.82m (max) x 2.92m (max) | Tiled flooring. Alarm. Solid timber staircase with natural wool runner. Storage space underneath staircase including space for two bike racks. Radiator cover and double drawers for further storage.  |
| Sitting Room        | 4.83 m x 4.38m            | Engineered timber flooring throughout. Built in bookcases with oak features and ample storage space. Solid fuel stove with back boiler. Large window overlooking front garden.   |
| Guest w.c.          | 1.45m x 1.43m             | Tiled floors and feature wall tiles are a specially selected fired earth crackled glazed tile, w.h.b., tiled splashback, w.c. and wall mounted shelves for coats.  |
| Kitchen/Dining room | 5.47m x 3.34m             | Tiled flooring throughout. Fully fitted kitchen with floor and eye level presses, ceramic double sink and drainer filtered water tap with salt water softener underneath. Indecit double oven, Whirlpool induction hob with extractor fan overhead, integrated Siemens dishwasher, space for large fridge freezer. Sliding door to the abundant rear garden. Radiator cover. |
| Utility room/Pantry | 3.10 m x 1.12m            | Tiled flooring throughout, space for washing machine, under counter storage and fully fitted storage over counter and tiled splashback, recess light and open shelves ideal for pantry space.  |

*Solid timber staircase with natural wool runner from Entrance Hall to:*



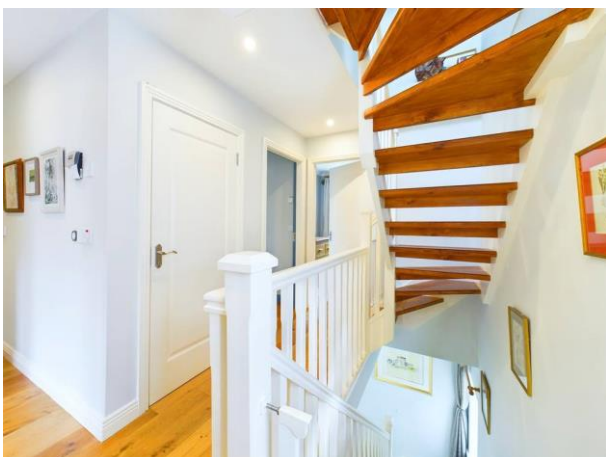
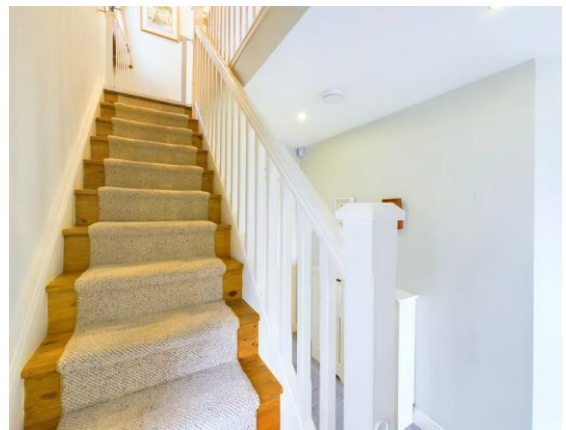


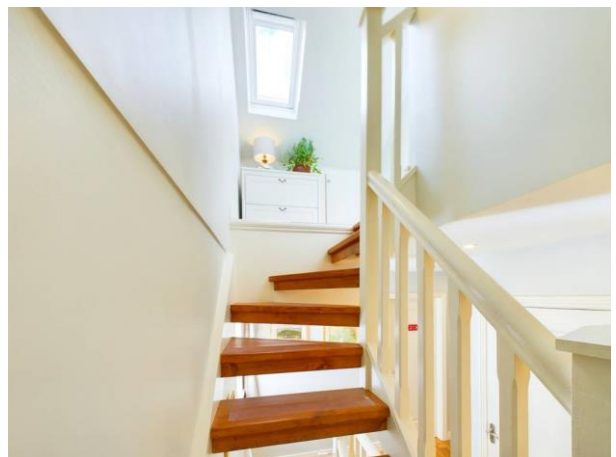
## ACCOMMODATION

### *First Floor*

|  |                           |  |
|--|---------------------------|--|
| Landing Area                             | 4.01m (max) x 3.47m (max) | Engineered timber floors throughout. Hot press with dual fuel immersion, solar thermal system and open shelves.  |
| Master Bedroom                           | 4.52m x 3.93m             | Timber engineered floor throughout, built-in wardrobes with triple bay wardrobe and separate closet storage, large window overlooking front garden.  |
| En suite Bathroom                        | 2.07m x 1.08m             | Tiled floors and feature walls tiles are a specially selected fired earth crackled glazed tile, enclosed pressure pump Mira shower with glass door and tiled surround, w.h.b with cabinetry storage underneath and tiled splashback and wall mounted cabinetry overhead, chrome towel rail and w.c.                          |
| Bedroom 2                                | 3.76m x 2.35m             | Engineered timber floors throughout, large window overlooking sunny rear garden, coving.   |
| Bedroom 3                                | 2.83m x 2.35m             | Engineered timber floors throughout, coving, large window overlooking sunny rear garden.   |
| Family Bathroom                          | 2.56m (max) x 1.74m (max) | Tiled floors and feature walls tiles are a specially selected fired earth crackled glazed tile, bath with separate Mira pressure pump shower with glass panel wall and three wall tile surround to the bath area, w.h.b with cabinetry underneath and tiled splashback with wall mounted mirror and lighting overhead, w.c.. |
| Bedroom 4                                | 2.84m x 2.21m             | Coving, timber engineered floors, window overlooking front driveway.   |
| <i>Front Landing, stairs leading to:</i> |                           |  |
| Landing Space                            | 1.98m x 1.80m             | Wool carpeted flooring, storage to the eaves and velux overhead. Door leading to   |
| Multi Purpose Room                       |                           | Ideal for gym, home office, games room with built in wardrobe to the eaves right and left. Large velux overhead and recess light, fabulous wool carpet.  |

**Total Floor Area: c. 131 sq.m. ( c. 1,410 sq.ft.)**







### Features

- Detached A rated property
- Built in 2014
- 4 Bedrooms, 3 Bathrooms
- Extending to 131 sq.m

### Outside

- Fabulous private south facing garden to the rear
- To the front an almond tree providing privacy.
- Off street parking with footpath surround.
- Enclosed rear garden with pergola draped in grape vines, elevated steps with berries, vegetables, herbs and more
- Steel garden shed and greenhouse.
- Rainwater harvesting water butts.

### Services

- Mains water
- Mains drainage
- PV panels 1.25 kw & solar thermal.
- OFCH
- Stove with back boiler heating
- Fibre Broadband

**Please Note:** Elevated kitchen units on the inside wall are excluded from sale.

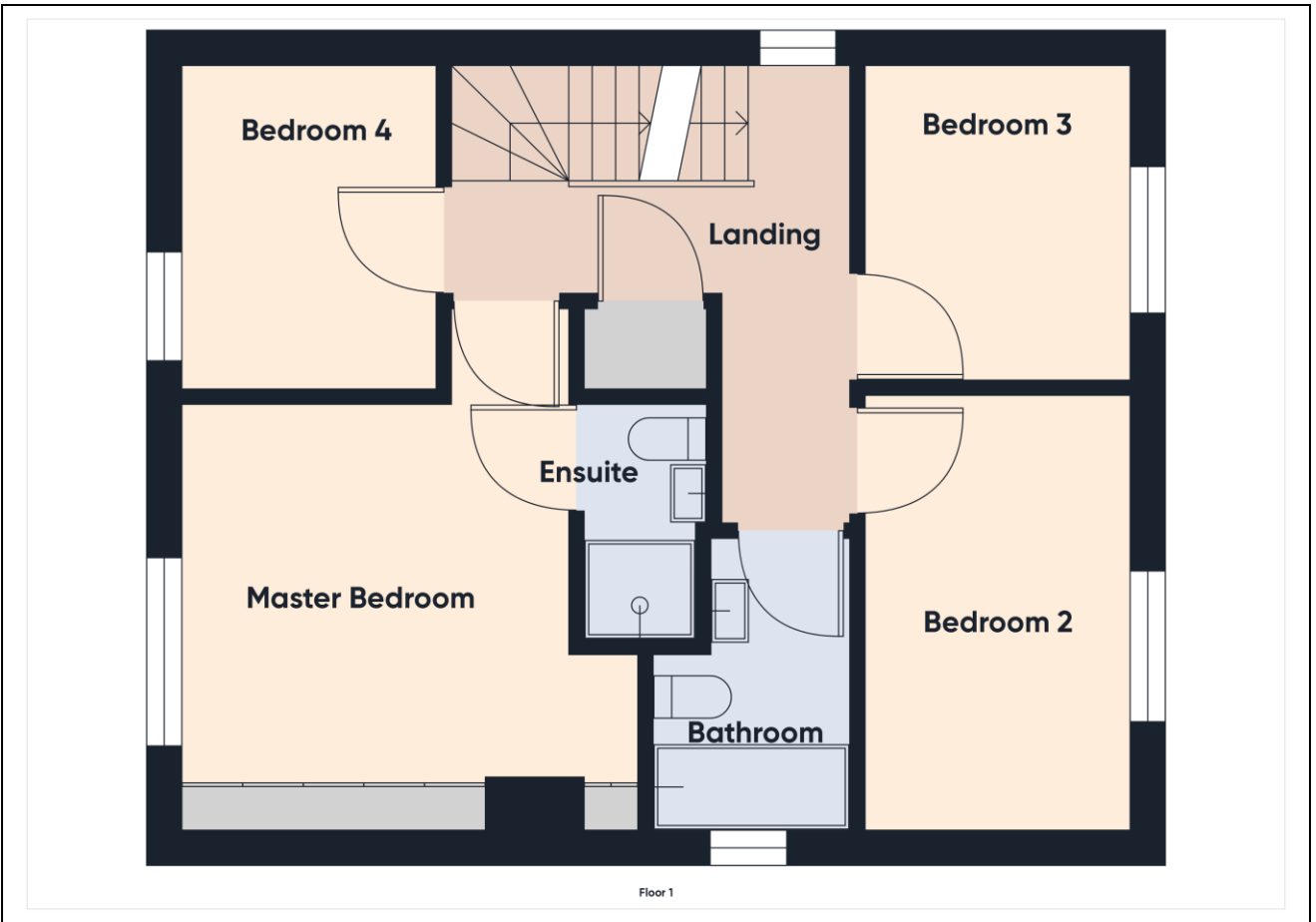
**Viewing:** Strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

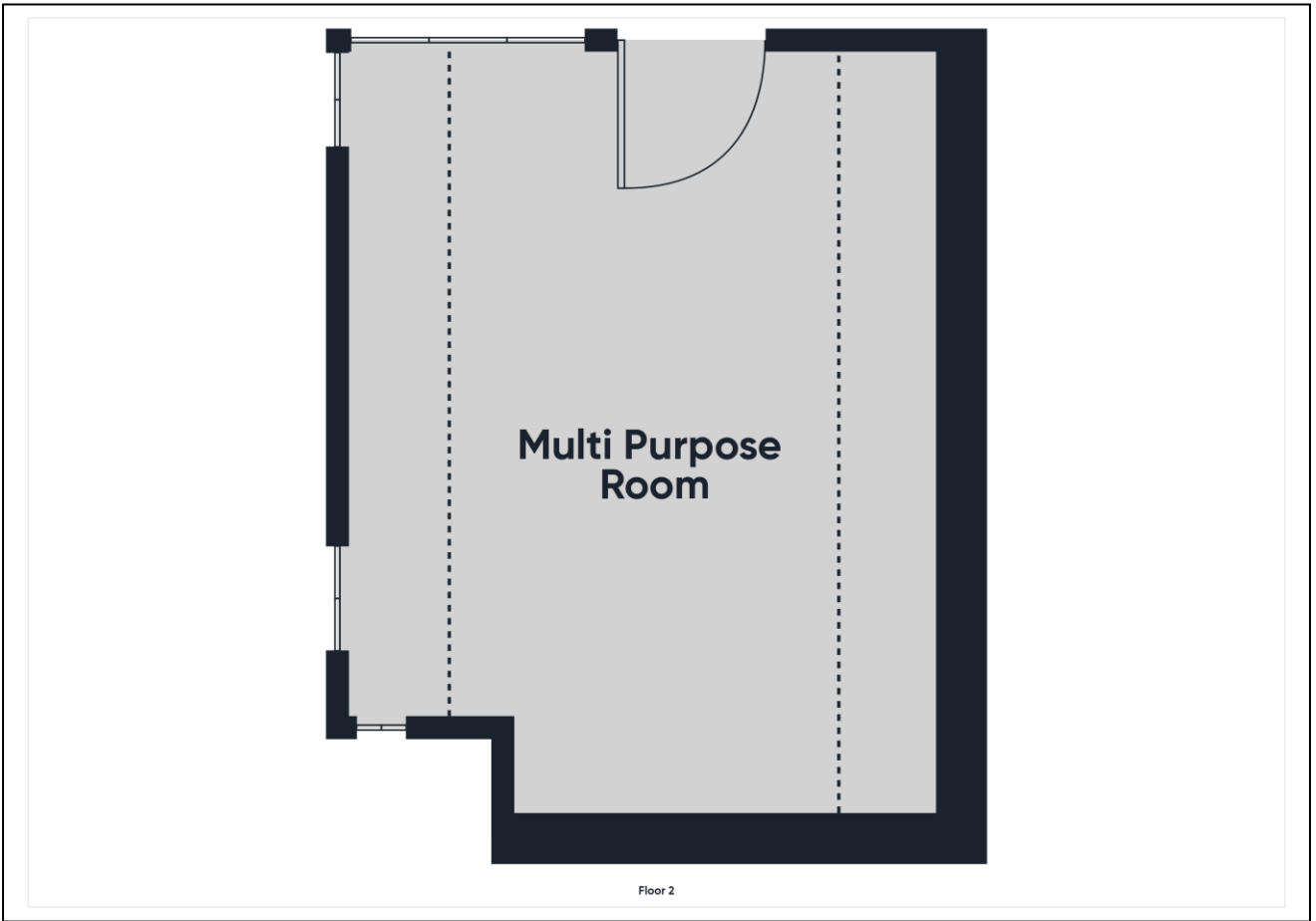
**Directions:** Y35 Y62E













**Building Energy Rating (BER): A3 BER No. 107143240**  
**Energy Performance Indicator: 73.58 kWh/m<sup>2</sup>/yr**

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

**EIRCODE:** Y35 Y62E

**Sales Agent**  
**CATRIONA MURPHY**  
**087 2427525**

**Email:** [catriona@kehoeproperty.com](mailto:catriona@kehoeproperty.com)



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