

FOR SALE

AMV: €275,000

File No. d827.CWM



Garr, Davidstown, Enniscorthy, Co. Wexford. Y21V6P6

- Superb bungalow residence close to the N30 with easy access to the Dublin / Rosslare M11 routes.
- Davidstown village is reached within minutes and the Enniscorthy town centre is only ten minutes from the property.
- Built in 1998 on c 0.59 acres with mature hedging offering private boundaries.
- The bungalow extends to c. 117 sq.m. including the integrated garage.
- Accommodation comprises of entrance hall, sitting room, kitchen / dining room, utility room, guest w.c., three bedrooms and family bathroom and intergrated garage with roller door.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Garr, Davidstown, Enniscorthy, Co. Wexford

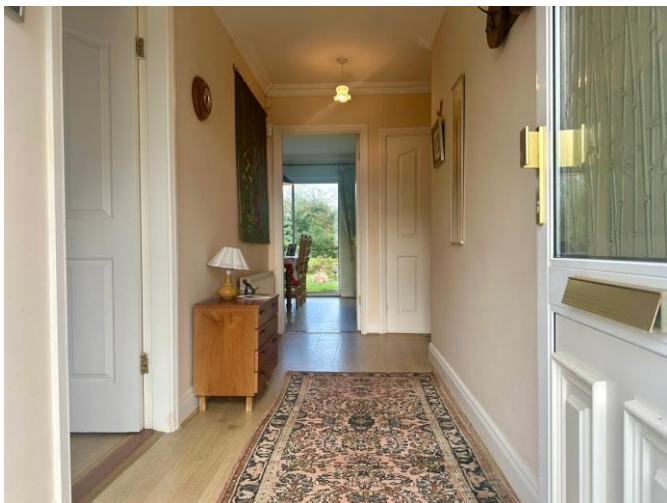
Kehoe & Assoc. is proud to present this charming bungalow residence, ideally situated close to the N30, providing seamless connectivity to the Dublin/Rosslare M11 routes. Nestled in a tranquil setting, the village of Davidstown is just minutes away, while Enniscorthy town centre can be reached in a mere ten-minute drive, ensuring a perfect blend of rural peace and urban convenience.

Built in 1998 and expanding to c. 117 sq.m. (1,260 sq. ft.), this delightful, detached bungalow sits on a generous 0.59-acre plot, adorned with mature hedging that offers privacy and serenity. The meticulously designed layout boasts a welcoming entrance hall leading to a cozy sitting room, a spacious kitchen/dining room ideal for entertaining, a functional utility room, integrated garage, and a convenient guest w.c. Embrace restful nights in any of the three well-appointed bedrooms and enjoy refreshing mornings in the spacious family bathroom.

The property also features an integrated garage measuring 2.98 x 5.5 with a roller door, providing ample space for storage or potential accommodation expansion.

This exceptional bungalow is ready for immediate occupancy, offering a rare opportunity to settle into a home where comfort meets convenience. Don't miss the chance to make this your new haven and enjoy the lifestyle you've been dreaming of.

Viewing comes highly recommended for further information and viewing arrangements contact Wexford Auctioneers Kehoe & Associates 053-9144393.



ACCOMMODATION

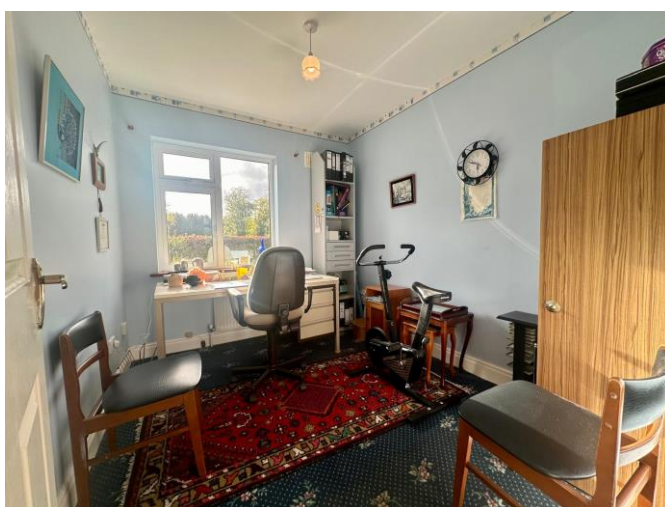
Entrance Hallway	4.23m x 1.47m	Timber laminate flooring, alarm and coving
Sitting Room	4.99m (max) x 4.49m	Timber laminate flooring, large bay window with sliding doors leading out to front garden feature fireplace with marble tiled surround and hearth electric stove inserts tv & electric points and coving.
Kitchen / Dining Room	5.68m x 3.33m	Part timber laminate floor, part lino floor, sliding patio doors leading to rear garden, fully fitted kitchen with floor and eye level cabinets, free standing dual fuel oven with 4-ring gas hob with electric extractor over, ample worktop space with tiled splashback, stainless steel sink unit & drainer with tiled splashback under large window overlooking rear garden. Door to:
Utility Room	2.15m x 2.09m	Floor level fitted cabinets, internal Firebird boiler, stainless steel sink & drainer with tiled splashback, door leading to rear garden. Door leading to integrated garage with step down.
Guest W.C.	2.16m x 0.86m	Lino flooring, w.h.b. tiled splashback and w.c.
Integrated Garage	5.50m x 2.98m	Concrete floor, electrical points, large window overlooking side garden and roller door access.



Internal Hallway leading to bedroom accommodation

Internal Hallway	3.72m x 1.02m	Timber laminate floor, hotpress and ample storage space. Stira access to partially floored attic for storage.
Master Bedroom	3.95m x 3.32m	Timber laminate flooring, built-in wardrobes, tv points and electrical points
Bedroom 2	3.06m x 3.03m	Twin room, carpeted flooring and built-in wardrobes.
Bedroom 3 / Home Office	3.07m x 2.48m	Carpeted flooring , large window overlooking front gardens and electrical points.
Family Bathroom	3.31m x 1.96m	Tiled flooring, tiled floor to ceiling tiled surround, open shower stall with Triton T90sr electric shower, w.c., w.h.b. with a wall mounted mirror and storage cabinet.

**Total Floor Area: c. 117 sq.m. / 1,259 sq.ft.
(including integrated garage)**





Outside

- Private gardens with mature boundaries
- Site extends to c. 0.59 Acres
- Gated
- Kerb and stone driveway

Features

- Ready for immediate occupancy
- Detached bungalow
- 3 bedroom, 1 bathroom
- Extending to c. 117 sq.m. / 1,260 sq. ft.
- Built 1998

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 Y21Y6P6

Services

- Private Well
- Treatment Plant
- Internal OFCH
- Broadband Available
- Alarm

Building Energy Rating (BER): D2

BER No.: 117808311

**Energy Performance Indicator: 267.41
kWh/m²/yr**



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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

