

# FOR SALE

AMV: €350,000

File No. D627.CWM



## 10 Parkview, Wexford Y35 X8C1

- Wexford town centre location with superb river Slaney views.
- Detached property with 4 bedrooms and 2 bathrooms extending wo c. 127 sq. m. / c. 1,367 sq.ft.
- Accommodation briefly comprises; entrance hall, sitting room, kitchen/dining room, 2 bedrooms on ground floor and shower room recently refurbished, upstairs comprises 2 large bedrooms and a bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

# 10 Parkview, Wexford

This immaculately presented four-bedroom detached dormer bungalow in Wexford Town offers stunning views of the River Estuary. Located in the highly sought-after Parkview development, just under a kilometre from Redmond Square, this property is ideally situated on the Old Hospital Road. Proximity to key amenities such as the Hospital, Civic Offices, Boat Club, Rugby Club, and several GAA clubs enhances its appeal. Despite its close proximity to the town centre, it also offers convenient access to the Ring Road and various motorway connections.

Constructed in 1981, the current owner has undertaken numerous enhancements, providing the home with a contemporary ambiance. The kitchen and bathrooms have been recently updated, complemented by new flooring throughout, fitted wardrobes, and ample storage solutions. At approximately 127 sq.m, this residence is an ideal family home, move-in ready.

Externally, the owners have added a delightful patio area and optimised the use of the well-maintained garden. Number 10 is located at a secluded cul-de-sac, featuring the advantage of pedestrian access to Redmond Road with a paved walkway leading into town. The layout of this home includes two bedrooms and a bathroom per floor, with the master bedroom offering superior views over Park and the River Slaney Estuary. The ground floor comprises a living room on one side and a modern kitchen on the other, with two rear bedrooms and a shower room. Off-street parking is available on the driveway, flanked by the beautiful patio area.

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



## **ACCOMMODATION**

Storm Porch	1.43m x 0.92m	
Entrance Hall	6.73m x 1.49m	Tongued and grooved flooring throughout. Door leading to.
Sitting Room	4.32m x 3.78m	Tongued and grooved flooring throughout. Large window overlooking front driveway and sheltered alfresco dining area, Stanley stove insert with back boiler, tv points and electrical points.
Kitchen/Dining Area	6.12m x 3.07m	Tongued and grooved flooring and dining area with built in booth and large window overlooking front driveway. Tiled area to Kitchen with floor and eye level cabinets fully fitted, ample worktop space and breakfast counter space, stainless steel sink and drainer with splashback. Large window overlooking side passageway. Candy fridge freezer, pantry space, Kendal electric double oven with 4 ring hob and extractor fan overhead. Plumbing for dishwasher underneath sink area.
Bedroom 1	4.04m x 3.12m	Tongued and grooved flooring, large window overlooking rear garden and superb water views, built in slide robes with ample storage space.
Family Shower Room	2.80m x 2.10m	Tiled flooring, floor to ceiling tile surround, glass enclosed Grohe rain water shower head with pressurised pump system and separate shower head. fully fitted w.h.b with storage space underneath, chrome towel rail and w.c.. All newly renovated.
Bedroom 2	4.03m x 3.15m	Carpeted flooring, large window overlooking rear garden and superb water views.
Utility/Back Porch	3.77m x 1.71m	Tiled flooring, plumbed for washing machine and dishwasher, door leading to rear garden.





## **ACCOMMODATION**

*Mahogany carpeted staircase leading to:*

### **First Floor**

Landing	2.58m (max) x 2.42m (max)	Carpeted flooring throughout. Velux overhead and hatch to attic.
Master Bedroom	4.05m x 3.85m	Carpeted flooring, storage to the eaves, Large window overlook superb water views.
Bedroom 4	3.86m x 3.34m	Carpeted flooring storage to the eaves. Large window overlooking front driveway.
Family Bathroom	2.57m x 1.36m	Lino flooring, storage cabinet space and dressing room area with w.h.b and w.c.

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



### Features

- Built in 1981
- Extending to c. 127 sq.m / c. 1,367 sq.ft.
- 4 Bedrooms, 2 Bathrooms
- Walking distance to Wexford town centre

### Outside

- Off street parking
- Alfresco dining area perfectly position to capture sunlight throughout the day.
- Large rear garden with separate garage ideal for storage

### Services

- Mains water
- Mains drainage.
- Oil fired central heating (boiler replaced in 2020)
- Fibre broadband

**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 X8C1



**Building Energy Rating (BER): C1    BER No. 116208349**  
**Energy Performance Indicator: 158.53    kWh/m<sup>2</sup>/yr**

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

**Sales Agent**

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