

FOR SALE

AMV: € 315,000

File No. D634 .BF



4 Parklands, Wexford.

- A rare opportunity to acquire a home in this much sought-after mature residential location. Enjoying an almost un-paralleled sense of convenience within easy walking distance of all town centre amenities.
- Spacious 3 bedroomed semi-detached family home with 3 large reception rooms, well maintained over the years and presented to the market in good condition throughout. The property does require re-decoration and some modernisation but with a little effort and imagination would make a wonderful family home.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

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A rare opportunity to acquire a home in this much sought-after mature residential location. Enjoying an almost un-paralleled sense of convenience within easy walking distance of all town centre amenities, Main Street, National Opera House, Arts Centre, Library, bus & rail services and the fabulous Waterfront Promenade. Only a short stroll from a choice of primary schools, secondary schools, childcare facilities, sports clubs and leisure facilities. Close to Wexford General Hospital, Department of the Environment, Wexford County Council, Industrial/Business and Retail Parks.

No. 4 Parklands is a spacious 3 bedroomed semi-detached family home, it has been well maintained over the years and is presented to the market in good condition throughout. The property does require re-decoration and some modernisation but with a little effort and imagination would make a wonderful family home. The accommodation briefly comprises entrance hallway, 3 generously proportioned reception rooms, large kitchen, modern shower room and 3 bedrooms.

Garden to the front with brick drive offering off-street parking and side access. Large enclosed rear garden with lovely sunny aspect perfect for outdoor dining. Early viewing of this property comes highly recommended. For further details and appointment to view contact Wexford Auctioneers Kehoe & Associates on 053 9144393.



ACCOMMODATION

Ground Floor

Entrance Porch	1.72m x 0.65m	With tiled floor.
Entrance Hallway	3.40m x 1.94m	With laminate floor, part RV sheeted wall and stairs to first floor.
Sitting Room	4.30m x 3.33m	With brick open fireplace.
Family Room	6.37m x 3.83m	Feature marble fireplace place, laminate floor and double doors to:
Sunroom	5.24m x 3.26m	With RV sheeted ceiling, tiled floor and two separate doors to outside.
Kitchen	7.99m x 2.41m	With built-in floor and eye level units, electric cooker, washing machine, fridge freezer, oil fired burner and timber floor.

First Floor

Bedroom 1	3.64m x 3.26m	With built-in wardrobes.
Hotpress		With dual immersion.
Bedroom 2	3.31m x 3.41m	With built-in wardrobes.
Bedroom 3	2.88m x 2.40m	
Shower Room	2.30m x 1.66m	Shower stall with electric shower, w.c., vanity w.h.b., walls fully clad with Grosfillex sheeting and laminate floor.

Total Floor Area: c. 129.52 sq. m. (c. 1,394 sq. ft.)





Features

- Superb residential location
- Spacious family accommodation
- 3 reception rooms
- Mature private development

Outside

- Garden to the front
- Off-street parking
- Enclosed rear garden
- Lovely sunny aspect

Services

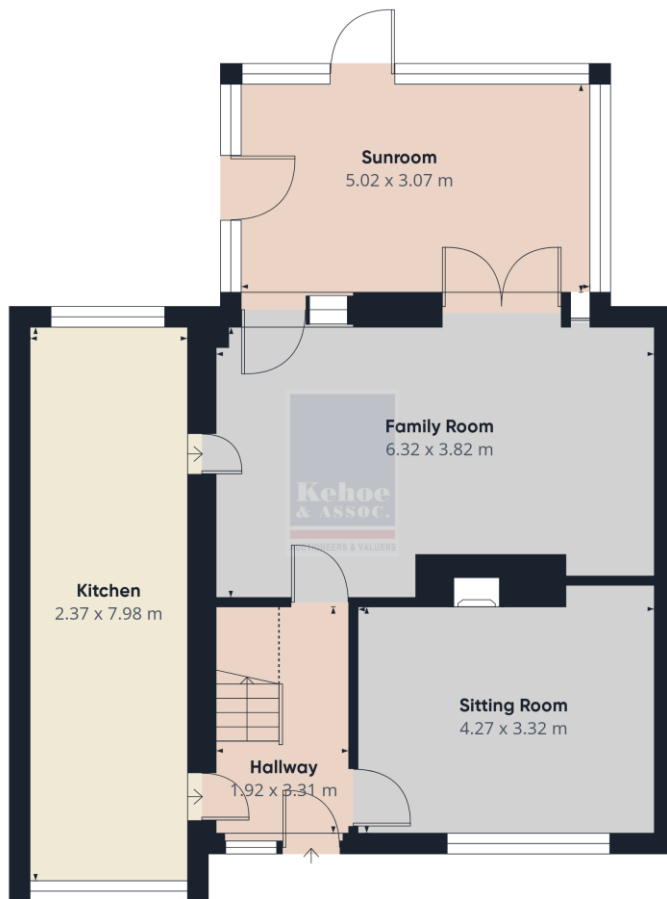
- Mains water
- Mains electricity
- Mains drainage
- OFCH

Note: The sale is inclusive of all carpets, light fittings, blinds, electric cooker, washing machine and fridge freezer in the residence. Closing date 10 days after the grant of Probate.

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: Y35R2K1





Floor 0



Approximate total area⁽¹⁾

79.4 m²

Reduced headroom

1.6 m²

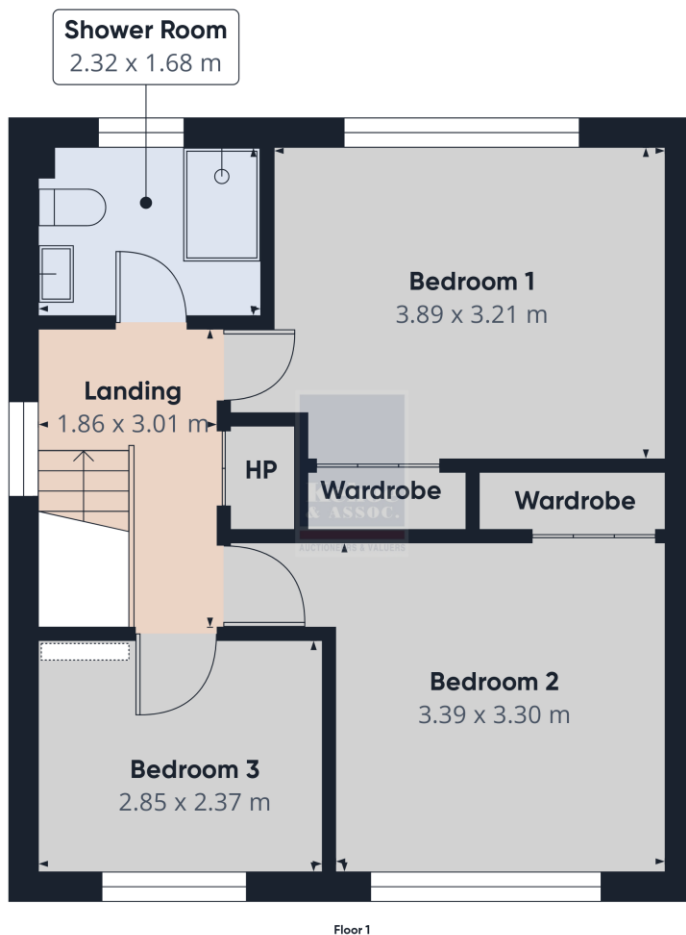
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Approximate total area⁽¹⁾
43.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Building Energy Rating (BER): E2 BER No. 102195989

Energy Performance Indicator: 355.71 kWh/m²/yr

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

Selling Agent: Bernie Farrell

Contact No: 0872501492

Email: bernie@kehoeproperty.com

Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



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 his firm. PRA No. 002141

