

FOR SALE

AMV: €355,000

File No. D963.LM



2 Manor Avenue, Roxborough Manor, Wexford

- Built in 2022, this remarkable two storey house is located in this much sought after development of Roxborough Manor, extending to c. 102 sq m / 1,097 sq.ft.
- Sea views to the rear of this home.
- An A2 property built in 2022 to high finishing standards. This home benefits from a contemporary kitchen with all appliances included. Offering both style and efficiency.
- South facing large garden with patio tucked into a sun trap sheltered spot with sea views and natural ditch / stone wall as rear boundary.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



No 2 Manor Avenue, Roxborough Manor, Wexford

Kehoe & Assoc. are delighted to bring this beautifully presented A2 rated home which offers well planned out accommodation ideal for modern living. The ground floor offers a welcoming hallway leading to a bright and airy open-plan kitchen and dining area, perfect for family meals and entertaining, with the added convenience of a separate utility room. The living room provides a comfortable retreat, filled with natural light and privacy. Upstairs there are three well-proportioned bedrooms, including a master with en-suite, complemented by two further bathrooms for family or guests. Thoughtfully designed throughout, this home combines practicality with contemporary style, making it ready to move into and enjoy. This property benefits from a dedicated outdoor bin store, located separately from the main residence. Its convenient positioning makes waste disposal simple and discreet, while also allowing for easy access for bin lorries, ensuring collections are hassle-free and unobtrusive to daily life.

An easy life awaits here in with the Golf Course just a 15 minute walk away. This home benefits from an A2 rating and an Air to Water heat pump system. A pressured shower is in the main bathroom and ensuite and quality tiling in bathroom, en-suite and kitchen, utility and entrance hall, luxury carpet has been fitted to the staircase. There is a south facing patio ideally located off the double open plan sliding doors - ideal for al fresco dining with stunning panoramic sea views.

Located within a short drive of Wexford town and a host of local schools.

A must view – to arrange a suitable viewing time contact the sole selling agents Kehoe & Assoc. on 053 9144393.

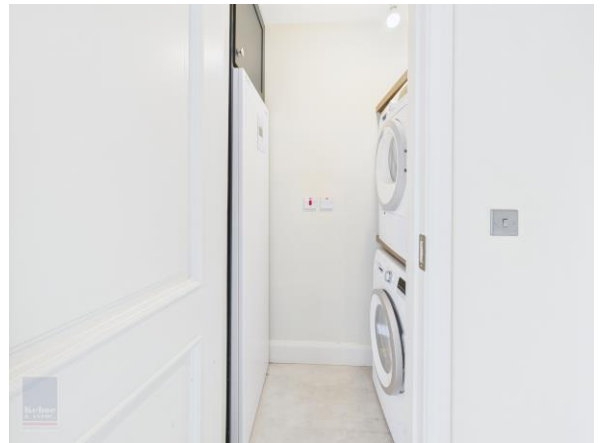


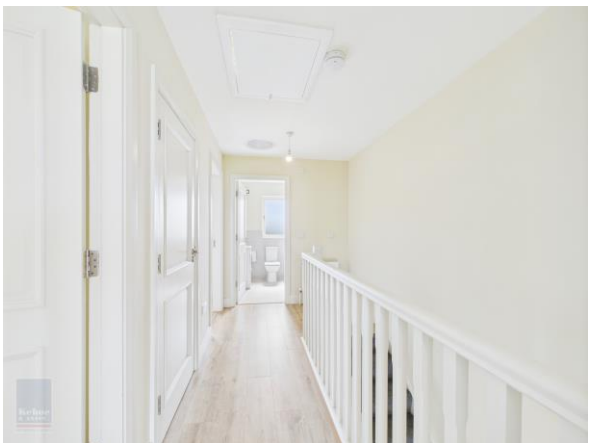
ACCOMMODATION

Entrance Hallway	2.00m x 4.62m	With tiled floor and carpeted staircase to first floor.
W.C.	1.67m x 1.70m	With tiled floor, w.c. and w.h.b.
Kitchen	5.03m x 3.55m	Fitted kitchen - floor & eye level cabinets with worktops. Window overlooking rear garden with sea view. Integrated ceramic hob, double oven, integrated fridge freezer, integrated dishwasher and tiled floor. Double sliding doors leading out to large South facing patio area.
Utility Room	0.81m x 1.57m	Built-in cabinets, tiled floor and door with access to rear garden.
Living Room	3.89m x 4.87m	With timber floor and electric fire.
<i>First Floor</i>		
Master Bedroom	3.79m x 3.57m	Large window overlooking green space. Built-in wardrobes. Timber floor.
En-suite	2.99m x 1.00m	Tiled floor & walls, shower stall, w.c., w.h.b. with drawer & underneath storage.
Bedroom 2	2.99m x 3.75m	Built-in wardrobes, timber floor. Window overlooking garden and panoramic sea views.
Bedroom 3	2.90m x 2.50m	Built-in wardrobes and timber floor.
Family Bathroom	3.30m x 2.10m	Tiled floor & walls, bath with separate shower stall, w.c., w.h.b. with drawer & underneath storage.

Total Floor Area: c. 102 sq. m. / 1,097 sq. ft







Features

- Located in the popular destination of Roxborough Manor
- A2 property, built in 2022
- Extending to c. 102 sq.m. / 1,097 sq.ft.
- 3 bedrooms, 3 bathrooms
- Spacious and full of natural light.

Outside

- Grass to rear South garden and rear boundary is a natural ditch / stone wall.
- Footpath surround and all level access.
- Wired for electric car charging point
- Off street cobble parking for two cars.
- Dedicated bin store area

Services

- Mains water
- Mains drainage
- Air to Water heating system
- 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 N9TY







Building Energy Rating (BER): A2 BER No. 115222671

Energy Performance Indicator: 43.32 kWh/m²/yr

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

Selling Agent: Louise Morton

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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

