

FOR SALE

AMV: €249,000

File No. E204.BF



2 Avondale Drive, Wexford

- Conveniently located 3 bedroom mid-terrace family home situated in this mature residential development. Within easy walking distance of excellent amenities including schools, shops, supermarkets, sports and leisure facilities and a range of business, retail and industrial parks.
- Presented in excellent condition and ready for immediate occupation, this home boasts a spacious, well-designed layout with an impressive B3 energy rating. The kitchen has been cleverly extended to create a bright and inviting family living space.
- Outside, the property features a front garden with a private driveway providing off-street parking and enclosed rear garden.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**

2 Avondale Drive, Wexford

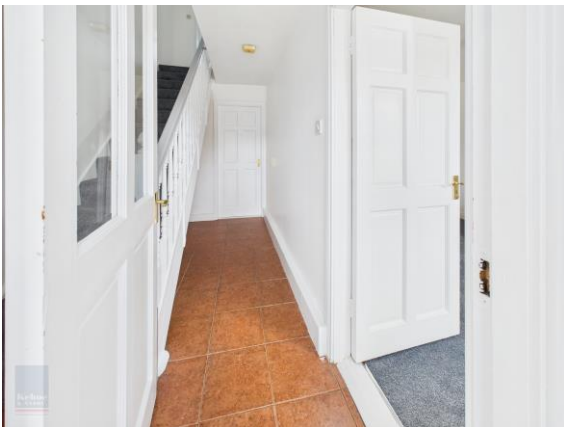
Description: Conveniently located 3 bedroom mid-terrace family home situated in this mature residential development. Within easy walking distance of excellent amenities including schools, shops, supermarkets, sports and leisure facilities and a range of business, retail and industrial parks. Excellent transport links are close by, with the ring road and National Roads Network just minutes away.

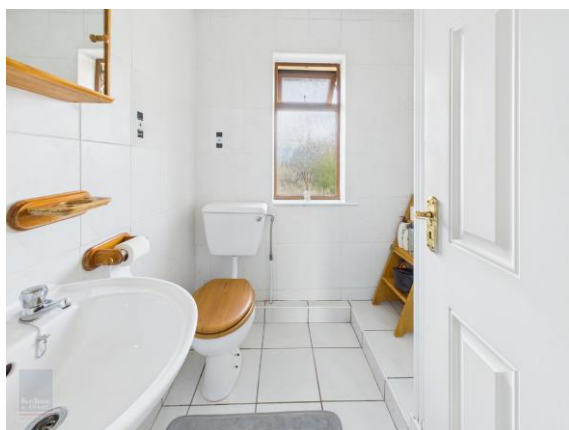
No. 2 Avondale Drive is a nicely presented family home, ideally situated in this mature sought-after residential development. Perfectly positioned overlooking the green area, this property combines convenience and comfort making it an excellent choice for families and first-time buyers alike.

Presented in excellent condition and ready for immediate occupation, this home boasts a spacious, well-designed layout with an impressive B3 energy rating. The kitchen has been cleverly extended to create a bright and inviting family living space. A new condensing boiler has been recently installed, wall and attic insulation have been upgraded, the interior has been freshly decorated and new carpets fitted throughout. The accommodation briefly comprises, entrance hallway, sitting room, spacious kitchen/dining/family room, 3 bedrooms and shower room.

Outside, the property features a front garden with a private driveway providing off-street parking. Enclosed garden to the rear with low-maintenance paved finish and lovely sunny aspect perfect for outdoor dining.

This is a fantastic opportunity to acquire a comfortable family home in a prime residential setting. Early viewing comes highly recommended – Contact Wexford Auctioneers Kehoe & Associates on 053-9144393.





ACCOMMODATION

Ground Floor

Entrance Porch	1.23m x 1.08m
Hallway	3.66m x 1.80m
Sitting Room	4.38m x 3.19m
Kitchen / Dining / Family Room	5.13m x 5.41m

With tiled floor and door to:
With tiled floor and cloaks closet.
Solid fuel stove with back boiler.
With excellent range of built-in floor and eye level units, gas hob, extractor, oven, washing machine, dishwasher, fridge freezer part tiled walls, tiled floor, 2 x built-in storage closets and door to outside.

First Floor

Landing	
Hotpress	
Shower Room	1.74m x 1.89m
Bedroom 1	3.98m x 2.75m
Bedroom 2	3.10m x 3.16m
Bedroom 3	3.00m x 2.27m

With Stira access to attic storage.
With dual immersion.
Fully tiled, shower stall with electric shower, w.c. and w.h.b.
With storage closet.

Total Floor Area: c. 92.20 sq. m. (c. 992 sq. ft.)



Features

- Mature, sought-after residential location
- Overlooking the green area
- Walking distance all town amenities
- Close to the ring road and National Roads Network

Outside

- Front garden with private driveway
- Enclosed rear garden
- Low maintenance paved finish
- Lovely sunny aspect

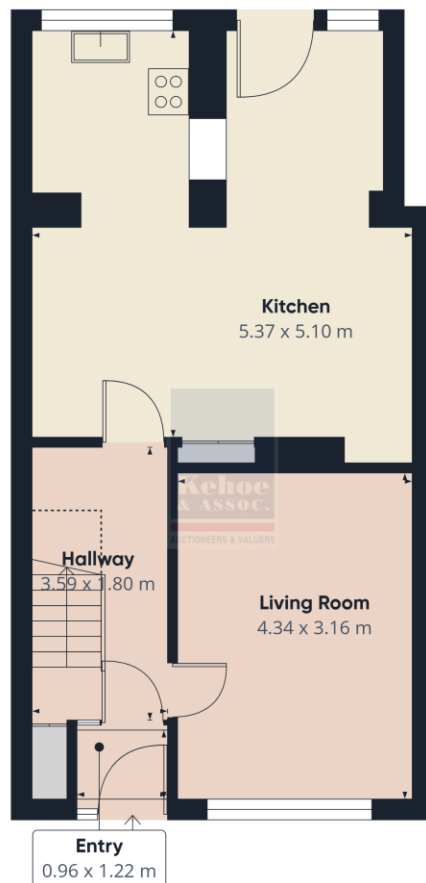
Services

- Mains electricity
- Mains water
- Mains drainage
- Dual OFCH & SFCH

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

DIRECTIONS: Eircode Y35X3N8





Approximate total area[®]

48.6 m²

Reduced headroom

1.4 m²

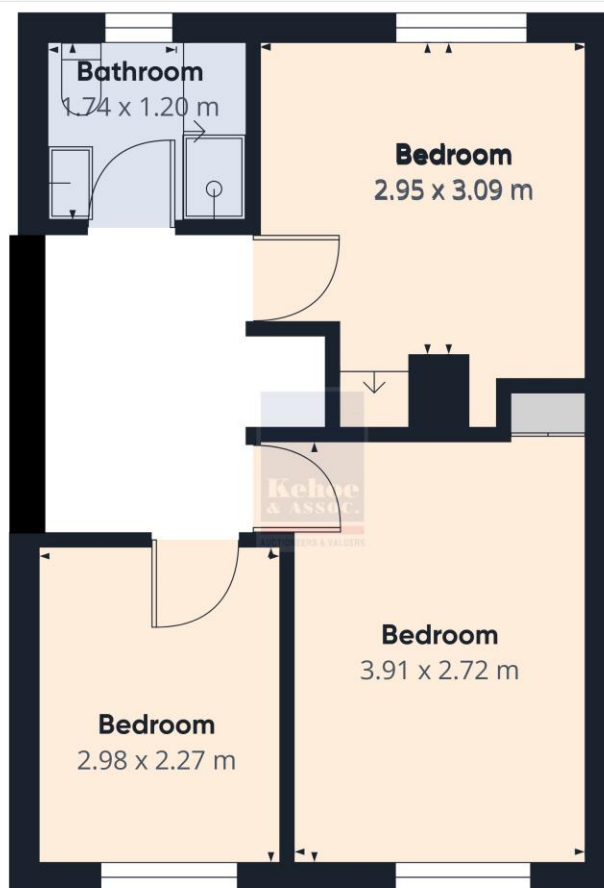
(1) Excluding balconies and terraces

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[®]

31 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): B3 BER No. 102351962
Energy Performance Indicator: 149.13 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 this firm. PRA No. 002141