

FOR SALE

AMV: €350,000

File No.E219.CWM



24 The Estuary, Wexford Y35 A9K5

- Prime location, situated in a sought-after residential area of Wexford Town, close to key amenities and main transportation routes.
- Built in 1995, this semi-detached three-bedroom home extends to c. 105 sq.m.
- Presented to the market in superb condition throughout.
- Accommodation comprises of; Entrance hallway, sitting room with back boiler, dining / kitchen. Upstairs a master ensuite, two further bedrooms and a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**



24 The Estuary, Wexford

Y35 A9K5

Kehoe & Assoc. proudly introduces an exceptional residence in pristine condition both inside and out. No. 25 The Estuary, situated in one of Wexford Town's most prestigious residential areas, offers convenient proximity to the town centre, as well as amenities such as the Tennis Club, Boat Club, Dunnes Stores, and the Bus & Train Station. Its strategic location provides easy access to the M/N11 & N25, nestled within an exclusive development off the Carcur Road.

Constructed in 1995, this semi-detached property extends to c. 105 sq. m., the thoughtfully designed living space includes a sitting room, large kitchen / dining room perfectly suited for entertaining and daily life. Upstairs there are three bedrooms with a master en-suite, and a family bathroom. The rear garden is accessed from the side pathway and sliding patio doors off the kitchen / diner.

The property is tastefully decorated and move-in ready. The bright and airy accommodation is excellently arranged, complemented by a rear garden.

Ideal for those in search of a comfortable family dwelling near the town centre with easy access to the ring road and major routes, The Estuary is a small development comprising just 25 homes. Viewing of this exceptional home is highly recommended.

It is highly recommended, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.



ACCOMMODATION

Entrance Hall 4.59m x 2.07m Ramp access to front door. Tiled flooring throughout, electric points and telephone point. Staircase with stair lift.

Door leading through to:

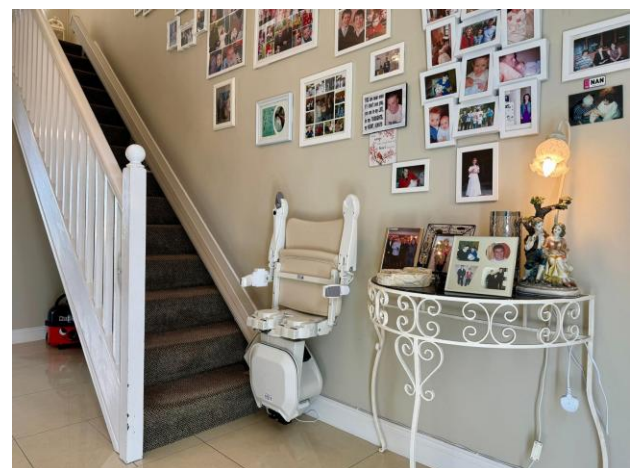
Sitting Room 4.58m x 4.32m Timber laminate flooring throughout. Solid fuel stove with back boiler function, tv points and electric points, large window overlooking front driveway and garden.

Double glass doors leading through to:

Kitchen/Dining Area 6.53m x 3.21m Tiled flooring throughout, fully fitted kitchen with floor and eye level cabinetry, ample worktop space, double drainer stainless steel sink under window overlooking rear gardens and river estuary views. Appliances include Hoover fridge freezer, free standing Nordmende dual fuel with four ring gas hob and electric double oven with extractor fan overhead. Tricity Bendix dishwasher, Indesit washing machine, display cabinetry and open shelves, further display cabinetry, storage and ample worktop space to the opposite wall, sliding doors leading out to rear garden.

Timber carpeted staircase leading to:





ACCOMMODATION

First Floor

Landing Area	3.64m x 2.34m (max)	Timber laminate flooring throughout, window overlooking side garden and river estuary views. Hatch to attic.
Hot-press Master Bedroom	4.44m x 4.34m	Open shelves and insulated water tank. Tongued and grooved flooring throughout, large window overlooking ear garden and river estuary views.
En Suite	2.35m x 0.83m	Tiled flooring, enclosed shower with Triton T90sr electric shower with bi-folding glass door and floor to ceiling tile surround, w.h.b and w.c.
Bedroom 2	3.28m x 3.09m	Tongued and grooved flooring, feature bay window with seating space overlooking front driveway and gardens.
Bedroom 3	3.34m x 2.24m	Tongued and grooved flooring throughout, window overlooking front driveway and garden.
Family Shower Room	2.07m x 1.75m	Tiled flooring, floor to ceiling tile surround, large shower with glass wall, Triton Novel sr electric shower, w.h.b. with built in cabinetry underneath, mirror overhead, w.c. and chrome towel rail.

Total Floor Area: c. 105 sq.m / 1,130 sq.ft





Features

- Built in 1995
- Walking distance to Wexford town
- Slaney River Estuary views
- Three bedrooms, semi-detached
- Extending to c. 105 sq.m.

Outside

- Off street parking
- Ramp access
- Footpath surround
- Side access to enclosed rear garden.

Services

- Mains water
- Ramp access
- Footpath surround
- Side access to enclosed rear garden

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 A9K5



Building Energy Rating (BER): C3 BER No. 105116958
Energy Performance Indicator: 217.41 kWh/m²/yr

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

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