

# FOR SALE

AMV: €227,500

File No.8826.LM



## 30 Sycamore Close, Newlands, Wexford

- Excellent semi -detached bungalow conveniently located in this mature residential development and walking distance to Wexford General Hospital.
- A quality home extending to 67.3 sq m / 725 sq ft with a large private garden.
- Accommodation briefly comprises; entrance hallway, living room, kitchen/dining room, shower room, 3 bedrooms.
- Viewing is strictly by prior appointment with the sole Selling agents only, contact Wexford Estate Agents, Kehoe & Assoc. at 053 9144393



**Kehoe  
& ASSOC.**

## 30 Sycamore Close, Newlands, Wexford

No 30 Sycamore Close is situated in a mature established development. A prime location close to Wexford Town Centre. All amenities are on your doorstep with the property being situated only a short stroll from Wexford General Hospital, Wexford County Council Offices, Department of Environment Offices, Boggan's Service Station, primary & secondary schools and supermarkets. A bus stop is within a 5 minutes' walk providing links to both local and inter-city bus services. If you are searching for a bungalow in Wexford Town, this is an opportunity not to be missed.

This home offers a great balance between living and bedroom space. Accommodation briefly comprises of three-bedroom, kitchen/diner, large sitting room and upgraded family shower room. The rear garden enclosed. Possible rear extension potential subject to planning permission. To the front there is a garden in lawn, a private driveway offering off-street parking and enclosed side access. To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.





## Accommodation

Entrance Hallway	1.90m x 1.70m	With tiled floor and telephone point.
Sitting Room	5.60m x 3.74m	Feature tiled fireplace and back boiler system, supplementing oil fired central heating. Timber floor.
<i>Rear Hallway leading to:</i>		
Kitchen/Dining Room	4.40m x 2.74m	Fitted kitchen, wall and floor units, stainless steel sink unit, plumbing for washing machine. Telephone point.
Bedroom 1	3.10m x 3.00m	
Bedroom 2	3.25m x 2.19m	
Bedroom 3	3.64m x 2.40m	Timber floor.
Bathroom		W.C., w.h.b., bath with Triton T90si electric shower above.

**Gross Internal Floor Area: c. 67.35 sq. m. (c. 725 sq. ft.)**



# Wexford Town



## FEATURES

- 3 bed semi-detached bungalow.
- Walking distance to the hospital and bus stop for town.
- Double glazing throughout.
- Fitted kitchen.
- Upgraded bathroom.

## OUTSIDE

- Private enclosed rear garden.
- Barna Shed.
- Oil burner.
- Gated side access on one side – footpaths.

## SERVICES

- Mains water.
- Mains drainage
- OFCH
- ESB.
- Telephone
- Fibre Broadband
- Alarm

**NOTE:** This property is currently tenanted at €1,100 per month with a rent review now due. The tenant has been served the appropriate notice to vacate.

**DIRECTIONS:** In Wexford Town proceed along the Newtown Road passing Wexford General Hospital on the right hand side. Turn left at the traffic lights and then an immediate left into Newlands. Take the first right and the house is on the left hand side. **Eircode: Y35 C3F6**



**Building Energy Rating (BER): D2    BER No. 105081913**  
**Energy Performance Indicator: 288.16 kWh/m<sup>2</sup>/yr**

**Sales Agent:**

**Louise Morton 087 3904999**

**Email: [louise@kehoeproperty.com](mailto:louise@kehoeproperty.com)**

**VIEWING:** Strictly by prior appointment with the sole selling agents only.  
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

**Kehoe & Assoc.,**

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**PRSA Registration No.: 002141**

