

# FOR SALE

AMV: €325,000

File No. E220.CM



## “Windmill”, Belvedere Road, Wexford

- A substantial 4-bed / 4-bath family residence extending to approximately 156 sq. m. / 1,679 sq. ft., offering generous and well balanced accommodation over two floors.
- Ideally positioned on Belvedere Road, within walking distance of Wexford Town Centre, primary and secondary schools, and public transport links including bus and rail stations.
- Flexible living accommodation, including a ground floor master bedroom with ensuite, making the layout most convenient for family living or long term occupation.
- Set behind walled boundaries on a private and low maintenance plot, including a cobblelock entrance driveway and a sheltered patio area accessible from the sitting room.
- A property of strong proportions and character, offering fantastic potential to create a fine family home in one of Wexford Town’s most convenient residential locations.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

## Location

Windmill is situated on Belvedere Road, a mature and well established residential address within close proximity of Wexford Town Centre. The property enjoys the convenience of being within walking distance of the town's main thoroughfare, where a wide range of shops, cafés, restaurants and everyday amenities are available. Both primary and secondary schools are located nearby, while Wexford Bus Station and Wexford Train Station are also within comfortable walking distance, making this an ideal location for families and commuters alike.

For those with an active lifestyle, a variety of sporting amenities are close at hand, including North End United F.C. and Clonard G.A.A. Club, both located in the immediate vicinity. The renowned 'Blue Flag' beaches at Curracloe and Rosslare Strand are both approximately 20 minutes' driving distance away, offering easy access to some of the county's most popular coastal amenities. Despite its central setting, the property enjoys a strong sense of privacy, set back behind walled boundaries close to the heart of Wexford Town.





## **“Windmill”, Belvedere Road, Wexford**

Kehoe & Associates are delighted to present this 4-bed / 4-bath detached family home to market. The property extends to approximately 156 sq. m. / 1,679 sq. ft. and offers generous accommodation with a strong emphasis on ground floor living and a traditional, well laid out floor plan. Upon entry, an entrance porch leads into a spacious entrance hallway with a vaulted ceiling and impressive staircase with useful understairs storage. A guest W.C. is neatly positioned for everyday convenience. The ground floor accommodation is particularly appealing, featuring a master bedroom with ensuite shower room. The sitting room is comfortable and well-proportioned, enjoying a pleasant outlook and direct access to the patio area via a sliding door.

A formal dining room or extra reception room provides a separate and well defined space for entertaining, while the kitchen and dining area is generously sized and arranged in a functional layout. A separate utility room to the rear provides additional storage, laundry facilities and external access. At first floor level, the accommodation continues with a landing area incorporating a linen storage press. Bedroom 2 also benefits from its own ensuite shower room, while bedroom 3 is well proportioned and suitable for family or guest use. A family bathroom serves this level, and an additional room would be well suited as a home office or it could equally function as a fourth bedroom if required.

Overall, the property offers a strong and flexible layout with excellent proportions throughout, providing a solid foundation for a purchaser to personalise and enhance over time.





## **ACCOMMODATION**

Entrance Porch	1.58m x 0.77m	With tiled flooring.
Entrance Hallway	4.87m x 4.66m (max)	With tiled flooring, vaulted ceiling, staircase to first floor and understairs storage cabinets.
Guest W.C.	1.79m x 0.98m	With tiled flooring, w.c. and w.h.b.
Kitchen / Diner	5.03m x 2.95m	With tiled flooring, floor and eye level units with stainless steel sink and tiled splashback, dual aspect windows, integrated double oven, electric hob, extractor, stainless steel sink, integrated fridge freezer and dishwasher.
Hotpress		
Utility Room	3.56m x 1.67m	With tiled flooring, floor and eye level units with stainless steel sink and tiled splashback, plumbed for washing machine and door to rear patio area.
Sitting Room	4.58m x 3.67m	With timber flooring, open fireplace with granite hearth, bay window and sliding door to rear patio area.
Formal Dining Room	4.32m x 3.05m	With timber flooring and dual aspect windows.
Master Bedroom	5.76m x 3.98m (max)	With carpet flooring, dual aspect windows and ensuite.
Ensuite	1.82m x 1.74m	Fully tiled, w.c., w.h.b. and shower stall with Triton AS200XT electric shower.
<b><i>First Floor</i></b>		
Landing Area	6.01m x 0.94m	With carpet flooring and linen storage closet.
Bedroom 3	4.30m x 2.42m	
Home Office /Bedroom 4	4.26m x 2.01m	With carpet flooring and built-in wardrobe unit.
Bathroom	1.90m x 1.67m	Fully tiled, w.c., w.h.b. and bath with mixer taps.
Bedroom 2	3.62m x 2.96m	With carpet flooring and dual aspect windows.
Ensuite	1.91m x 1.14m	Fully tiled, w.c., w.h.b. and shower stall with pump shower.

**Total Floor Area: c. 156 sq. m. (c. 1,679 sq. ft.)**









### Features

- Acc. extending to c. 156 sq. m. / 1,679 sq. ft.
- Detached family home
- Highly sought after location
- Flexible living accommodation
- Ground floor master bedroom with ensuite
- Spacious sitting room with sliding door to enclosed patio area
- Flexible layout suitable for family living

### Outside

- Private plot with walled boundaries
- Low maintenance
- Off street parking
- Short stroll to Wexford's main street
- Cobblelock entrance driveway
- Stone wall surrounding patio area
- Walking distance to schools and Wexford Town Centre

### Services

- Mains water
- Mains drainage
- O.F.C.H.
- ESB
- Wired for alarm
- Wired for electric gate
- Fibre broadband available

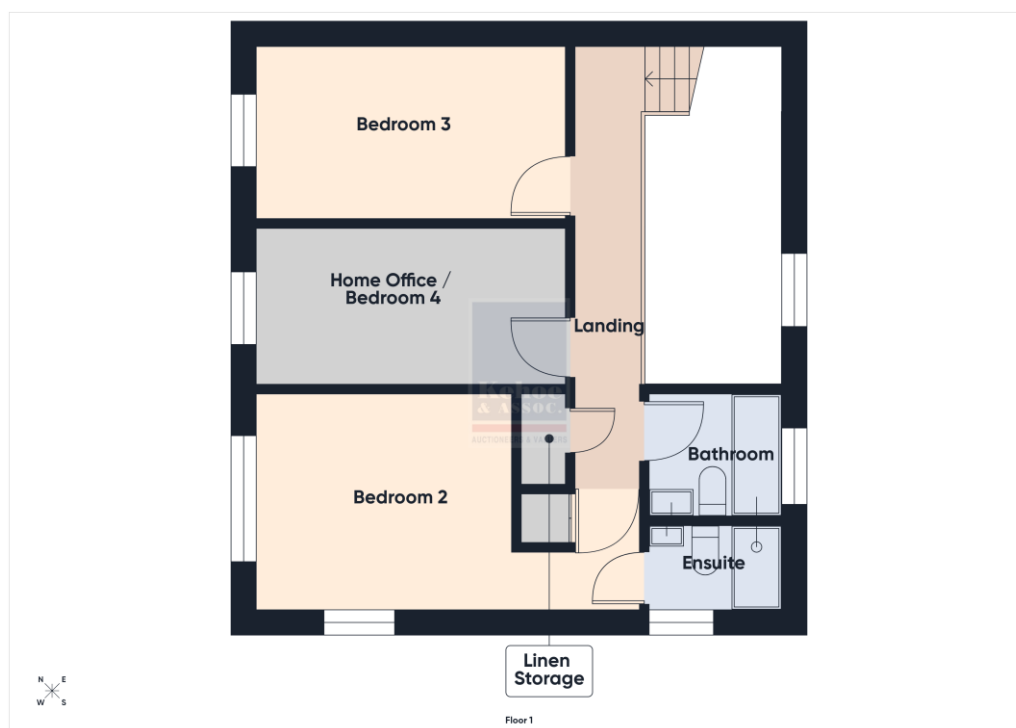
**VIEWING:** Strictly by prior appointment with the sole selling agents only.

**DIRECTIONS:** From Redmond Square, Wexford Town proceed up Hill Street. After the traffic lights at the top of the hill turn left and continue past the Court House. Take the first exit off the roundabout onto Belvedere Road. The property for sale approximately 200m on the right-hand-side ('For Sale' board). **Eircode Y35 V4K3**





Floor 0



**Building Energy Rating (BER): D2 BER No. 109052837**

**Energy Performance Indicator: 274.09 kWh/m<sup>2</sup>/yr**

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

**Selling Agent: Colum Murphy**

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

**Kehoe & Assoc.,**

Commercial Quay,

Wexford

053 9144393

[www.kehoeproperty.com](http://www.kehoeproperty.com)

Email: [sales@kehoeproperty.com](mailto: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