

FOR SALE

AMV: €375,000 Fully Furnished

File No.E315.CWM



21 Strandfield Manor, Spawell Road, Wexford Y35 DH7A

- Built in 2008 this exceptionally well-maintained home is presented to the market in excellent condition.
- Its advantageous location provides proximity to Wexford town centre and bus / rail station, the Quays, and essential amenities including shops and schools, all of which are within walking distance.
- Three-bedrooms, three-bathrooms extending to c. 105 sq.m / 1,130 sq.m
- The accommodation comprises of an entrance hall, large sitting room, kitchen / dining room, utility room, and a guest bathroom. Upstairs the master bedroom includes an ensuite and two further bedrooms with a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

21 Strandfield Manor, Spawell Road, Wexford Y35 DH7A

21 Strandfield Manor is an impressive three-bedroom semi-detached home, presented to the market in pristine show house condition throughout. Built in 2008 the property is situated in one of Wexford's most sought-after residential areas, this property offers style, comfort and convenience in equal measure. Every detail has been carefully maintained, creating a bright, spacious, and elegant home that will instantly appeal from the moment you step inside.

This beautiful residence is finished to a high standard, with a modern, tasteful interior and a superb layout ideal for family living. From its generously proportioned living spaces to its thoughtfully designed bedrooms and the clever use of additional attic space, this home strikes the perfect balance between luxury and practicality.

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



A LOCATION OF TRUE CONVENIENCE

Positioned in a premium residential enclave, 21 Strandfield Manor enjoys unparalleled access to Wexford's amenities:

- A short 5-minute stroll to Wexford Quays
- Shops, schools, cafés and everyday essentials all within walking distance
- Quick access to the M/N11 and N25, making commuting effortless
- Minutes' walk from Wexford Boat & Tennis Club, Wexford Bus & Rail station, Dunne's Stores and Wexford Main St.

This superb location ensures that the home appeals to a wide range of buyers—from families to first-time purchasers, to those seeking a stylish and low-maintenance residence close to town.

Beautifully presented, meticulously maintained and ready for immediate occupancy, this remarkable home offers a rare opportunity to acquire a property in a highly desirable development where homes seldom come to market. The exceptional accommodation, immaculate condition and outstanding location make it a truly compelling choice.



ACCOMMODATION

Entrance Hall	5.05m x 1.95m	Tiled flooring throughout, panelling décor to walls and rising staircase. Newly installed composite front door.
Sitting Room	4.38m x 4.10m	Timber laminate flooring, dual aspect two windows overlooking common green areas and Strandfield Manor House and side window overlooking enclosed side entrance. Decor panelling wall feature, behind the wall mounted electric fire is an open fireplace with chimney flue.
L-Shaped Kitchen	5.12m x (max) x 4.63m (max)	Tiled flooring throughout, fully fitted kitchen with floor and eye level cabinets, free standing Samsung fridge freezer, built in Whirlpool oven, Whirlpool four ring hob under extractor fan, tiled splashback with ample worktops space, double drainer stainless steel sink under window overlooking south westerly rear garden and two Velux window overhead ideally position for the positioned south westerly facing garden for bright sunny afternoon and evenings. From the dining area, sliding doors leading out to south westerly enclosed rear garden with raised composite decking patio and garden shed, very private with mature boundary trees to the back.
Utility Room	2.79m x 1.67m	Tiled flooring throughout, worktop with open shelves overhead with Candy washing machine and Hotpoint dryer, pedestrian door leading out to rear garden and heat pump system.
Guest Bathroom	1.95m x 1.17m	Tiled flooring throughout, w.h.b and w.c. <i>Timber staircase with panelling décor leading to:</i>







ACCOMMODATION

First Floor

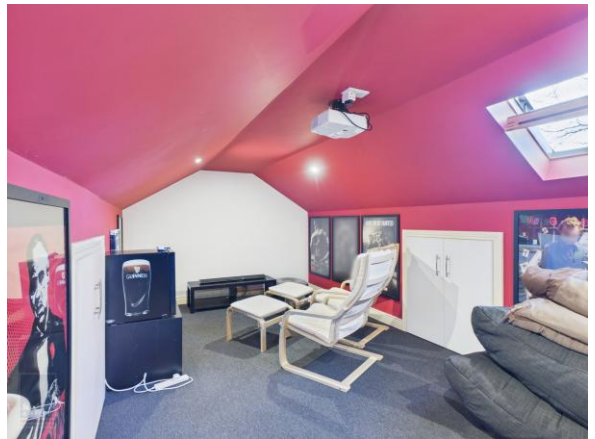
Landing Area	3.31m x 2.14m	Carpeted flooring, radiator cover, Velux overhead, Stira leading to attic.
Master Bedroom	4.20m x 3.37m	Carpeted flooring, large window overlooking common green area and Strandfield Manor House.
En suite	3.46m x 0.81m	Tiled flooring, enclosed shower, Triton electric shower with floor to ceiling tile surround, w.h.b with lighting overhead with wall mounted open shelves
Bedroom 2	4.19m x 2.85m	Carpeted flooring, large window overlooking rear gardens, mature tree boundary.
Bedroom 3/Walk in wardrobe	2.95m x 2.40m	Carpeted flooring, built in wardrobes right and left, window overlooking Strandfield Manor House.
Family Bathroom	2.24m x 1.76m	Tiled flooring, free standing bath with chrome standing legs and chrome faucet and shower head, w.h.b and w.c with black subway tile surround.
<i>Stira access to:</i>		
Attic	5.58m x 2.79m	Converted to cinema room for adhoc use. Standing room with ample storage to the eaves, carpeted flooring and velux.

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





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& ASSOC.
AGENTS & ESTATE





Features

- Built in 2008
- Extending to c. 105 sq.m
- 3 bedrooms, 3 bathrooms
- Semi-detached
- Walking distance to Wexford town centre and bus / rail station

Outside

- Enclosed south-westerly facing garden
- Raised composite decking
- Side entrance with footpath surround
- Garden shed
- Common area parking

Services

- Mains water
- Mains drainage
- OFCH
- Fibre broadband

Note: The property is furnished with the exception of the master bedroom mattress, the televisions in the sitting room, the master bedroom and bedroom 2, ornaments, framed pictures and wall art. Included in the sale is the cinema projector in the attic conversion and garden furniture.

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 DH7A





Building Energy Rating (BER): B3 BER No. 104826763
Energy Performance Indicator: 141.79 kWh/m²/yr

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

Sales Agent
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