

FOR SALE

AMV: €575,000

File No.E446.CWM



Woodstock, Whiterock South, Wexford Y35 F6R2

*Superbly Located Split-Level Detached Family Home in the Heart of
Wexford Town*

- Ideal town centre family home, directly opposite Wexford's Gael Scoil and just a short stroll from the town's Main Street, this property offers exceptional convenience to schools, shops, and all local amenities.
- Built in 1987, extending to c. 162 sq.m. / 1,743 sq.ft with five-bedroom three-bathroom.
- Accommodation comprises: Entrance hallway, sitting room with back boiler, kitchen / dining room solid fuel stove, sunroom overlooking landscaped gardens with underfloor electric heating. Split level up: master bedroom built in wardrobes and sink, bedroom 2 with built in wardrobes, hot-press, bathroom with shower, bedroom 3 with built in wardrobes. Split level down to utility, large bedroom with ensuite (garage conversion in 1991), bedroom 5 (playroom / home office and shower room. Storage under staircase.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Woodstock, Whiterock South, Wexford Y35 F6R2

Set in the highly sought-after area of Woodstock, Whiterock South, this attractive split-level detached residence offers a wonderful blend of space, comfort, and convenience, all within walking distance of Wexford's vibrant Main Street and its full range of amenities. Built in 1987 and extending to c. 162 sq.m., the property sits on a generous c. 0.25-acre site with beautifully landscaped gardens and enjoys a desirable elevated south-facing aspect to the rear.

The accommodation is thoughtfully laid out across split levels, creating a natural flow throughout the home. Upon entering, a welcoming hallway leads to a cosy sitting room featuring a back boiler, while the bright and spacious kitchen/dining room is enhanced by a solid fuel stove, making it the heart of the home. A sunroom to the rear overlooks the mature gardens and benefits from underfloor electric heating, providing a comfortable year-round retreat.



Upstairs, the property offers a well-appointed master bedroom complete with built-in wardrobes and wash hand basin, along with two additional bedrooms, both with built-in storage. A family bathroom with shower and a hot press complete this level. The lower split level provides excellent additional accommodation, including a utility room, a large bedroom with ensuite (arising from a garage conversion in 1991), a fifth bedroom ideal as a playroom or home office, a separate shower room, and useful storage space beneath the staircase.

Externally, the property is equally impressive, with mature landscaped gardens extending to c. 0.25 acres, a tarmac driveway, a private south-facing raised patio to the rear, and a second raised patio area to the front—perfect for enjoying the sun at different times of the day.





ACCOMMODATION

Storm Porch 1.90m x 0.84m Steps leading to storm porch arising to the raised patio area overlooking front gardens.

PVC double glazed door leading through to:

Entrance Hallway 3.22m x 2.04m

Sitting Room 5.06m x 3.92m

Timber engineered oak floors, large window overlooking front gardens and driveway, solid fuel stove insert fire with cast iron and timber surround (back boiler supplementing oil fired central heating), timber panel roof, tv points and electrical points.

From Hallway, glass door leading through to:

Kitchen/Dining Room 7.27m x 3.24m

Tiled flooring throughout, fully fitted kitchen with floor and eye level cabinets, ample worktop space, double stainless-steel sink with tiled splashback under large window overlooking rear garden. Hotpoint double electric oven, Bosch five ring gas hob under extractor fan, integrated dishwasher and integrated fridge freezer, tiled floor throughout, including the dining area with solid fuel stove, recess lights and window overlooking side garden.

Open alcove leading through to:

Sunroom 3.77m x 3.69m

Tiled flooring throughout, half wall and pvc double glazed pvc window surround, timber cladding overhead with recess light and three Velux windows, French doors leading out to rear garden.

From central hallway, split level staircase seven steps leading up to upper floor:







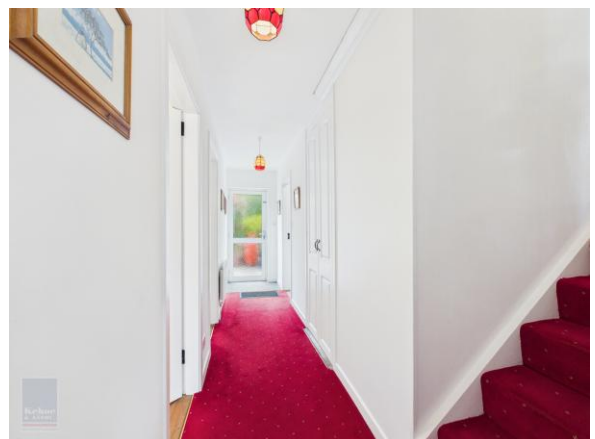
ACCOMMODATION

Landing Space	2.90m 1.98m (max)	Carpeted flooring throughout with double door presses leading to hot-press and open shelves with ample storage.
Master Bedroom	3.36m x 3.26m	Timber laminate flooring, large window overlooking rear gardens, built in treble bay wardrobe and built in twin double bays with centre dressing table and inbuilt w.h.b with drawers underneath and further storage built in overhead.
Bedroom 2	3.65m x 2.58m	Timber laminate flooring, treble bay wardrobe with drawers built in underneath and large window overlooking front driveway.
Bedroom 3	3.66m x 2.80m	Timber laminate flooring throughout, built in twin double bay wardrobes with drawers underneath, large window overlooking front gardens.
Family Bathroom	2.26m x 2.02m	Tiled flooring, floor to ceiling tile surround, enclosed shower with Triton T80 electric shower, large w.h.b with mirror and lighting built in overhead, w.c.

From central hallway, split level staircase leading down seven steps to ground floor:







ACCOMMODATION

Landing Area	5.51m x 1.06m	Carpeted flooring with part tile flooring at pedestrian door access point.
<i>Double doors leading through to:</i>		
Large Storage Area	1.90m x 1.10m	Open shelves.
Utility Room	2.53m x 2.16m	Tiled flooring, tiled skirting area, window overlooking front garden and driveway, built in cabinetry with ample worktop space and space for washing machine and space for dryer.
Bedroom 4 Second Master Bedroom	4.84m x 3.24m	(Ideal for multi-generational family due to separate pedestrian access). Timber laminate flooring, large window overlooking front garden and driveway.
Ensuite	2.19m x 0.89m	Tiled flooring, floor to ceiling tile surround, enclosed shower with bi-folding glass door, Triton T80 plus electric shower, w.h.b with mirror and lighting overhead and w.c.
Home Office/Playroom/5 th Bedroom	3.22m x 3.22m	Timber laminate flooring throughout, pvc double glazed window overlooking rear garden.
Shower Room	2.52m x 0.94m	Tiled flooring, floor to ceiling tile surround, enclosed shower with Myra pressure pump shower, w.h.b with mirror and lighting overhead and w.c

Total Floor Area: c. 162 sq.m / 1,743 sq.ft









Features

- Walking distance to Wexford Main Street & all amenities
- Built in 1987
- Extending to c. 162 sq.m.
- 5 bedrooms, 3 bathrooms

Outside

- Landscaped gardens extending to c. 0.25 acres.
- Tarmac driveway
- Private south facing raised rear patio
- Private second patio to the front

Services

- Mains water
- Mains drainage
- OFCH (refitted in 2019) back boiler
- Broadband

Please Note: The granite trough and iron pump are not included in the sale.

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 F6R2







Building Energy Rating (BER): C2 BER No. 102632015
Energy Performance Indicator: 196.72 kWh/m²/yr

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

Sales Agent
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