

FOR SALE

AMV: €260,000

File No. E506.CM



No. 89 Pinewood Estate, Wexford

- An excellent 3 bed semi-detached family home with integral garage in this much sought after, mature residential location.
- Most convenient to Wexford Town Centre.
- Within walking distance of schools, shops and all amenities.
- Acc. briefly comprises; entrance porch, hallway, sitting room, kitchen / dining room, 3 bedrooms, bathroom and integral garage.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

Location

No. 89 Pinewood Estate is situated in this mature residential location, close to Wexford Town Centre. It is within walking distance of all amenities including primary and secondary schools. The new Loreto Secondary School is close by. All other amenities including shopping centres are most convenient. The Whitemill Neighbourhood shopping Centre and St. Aidans Shopping Centre are all within walking distance. The property has easy access to Wexford's Ring Road and this location is only 10 minutes' drive from the M11 Motorway connection at Oilgate. Wexford is a bustling provincial town with a host of amenities on offer. This area is also close to both Wexford Retail Park, Clonard Retail Park and Clonard Village Centre.



89 Pinewood Estate, Wexford

Perched on a charming, elevated site in a well-established residential area near the heart of Wexford Town, No. 89 Pinewood awaits. This semi-detached, two-storey family home offers ample space, featuring separate living areas and a large kitchen/living area that benefits from abundant natural light.

This property comprises a detached two storey family home with integral garage. The property occupies a large site with off street parking available. The accommodation is bright & spacious and No. 89 Pinewood Estate has the benefit of oil fired central heating.

There is a lawn area to the front. Externally, the low-maintenance garden boast elevated patios and strategically placed planting, all bathed in a sunny south-western aspect.

No. 89 is an excellent purchase for those seeking to acquire a family home in a mature settled location close to Wexford Town Centre. There are many amenities close by including Wexford GAA Park, Whitford Hotel, Pettitts SuperValu, etc.



ACCOMMODATION

Ground Floor

Entrance Porch	2.02m x 0.92m	
Entrance Hallway	1.82m x 3.34m	With timber floor.
Sitting Room	4.15m x 3.32m	With carpet floor, solid fuel stove and fitted storage.
Kitchen / Dining Room	6.06m x 3.64m	With tiled floor, fitted kitchen units, Bosch double oven, Bosch induction hob and extractor.
Utility Room	2.78m x 1.54m	With tiled floor, washing machine, dryer and dishwasher.

First Floor

Landing Area	1.86m x 2.71m	With timber floor.
Bathroom	2.04m x 1.87m	Fully tiled w.c. and w.h.b.
Master Bedroom	3.06m x 4.10m	With timber floor and built-in wardrobes.
Bedroom 2	3.32m x 2.95m	With walk-in wardrobe.
Bedroom 3	2.27m x 3.03m	With timber floor.
Integral Garage	5.31m x 2.72m	With electric door.,

Total Floor Area: c. 108 sq. m. (c. 1,162 sq. ft.)





Features

- Quiet residential area
- 3 Bed Semi-Detached extending to c. 108 sq. m. / 1162 sq. ft.
- Walking distance to primary & secondary schools.
- Close to Wexford Town Centre
- Easy walking distance to a choice of supermarkets.

Outside

- Side access to rear garden
- Private driveway with off street parking
- Lawn to front
- Enclosed rear garden
- Concrete shed

Services

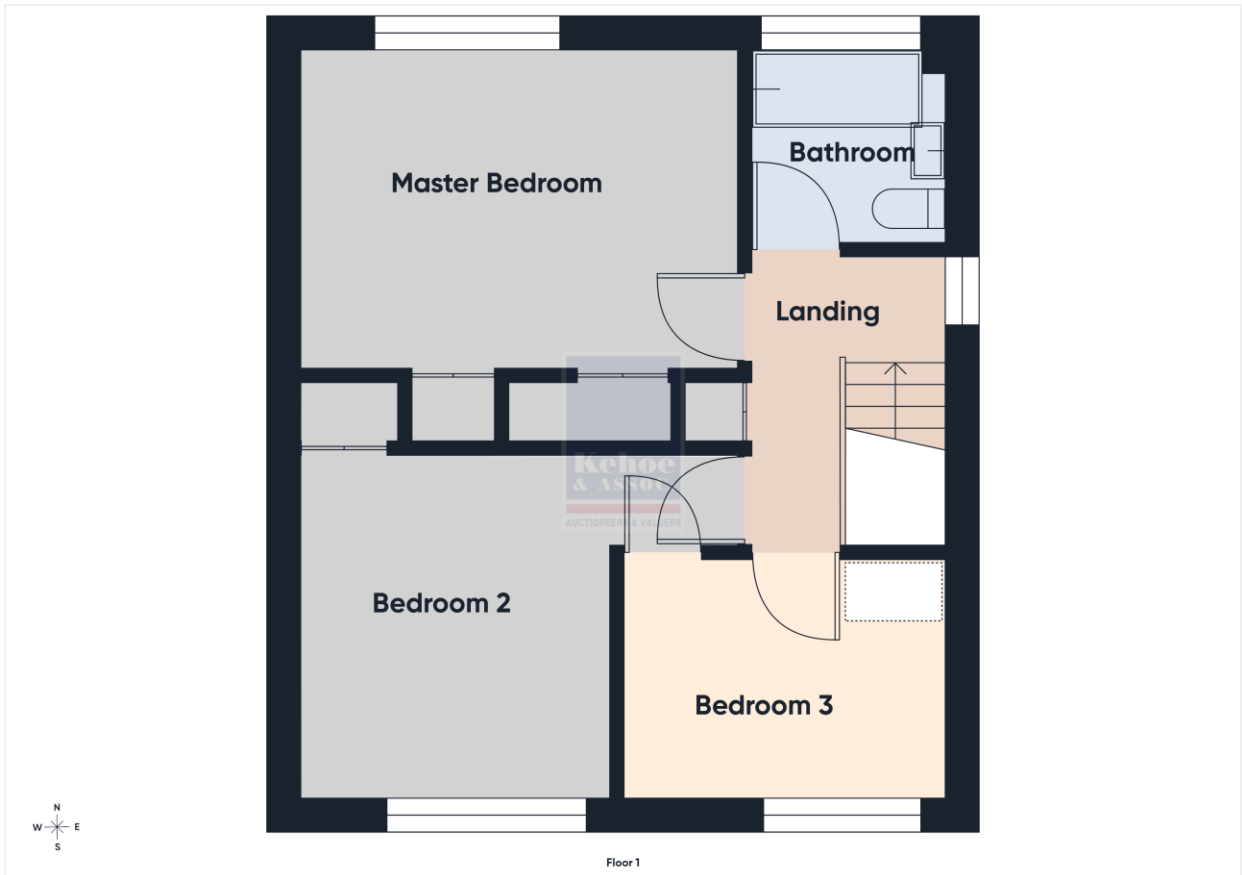
- Mains water
- Mains drainage
- ESB
- OFCH
- Wired for alarm

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

DIRECTIONS: Eircode Y35 X4F5







Building Energy Rating (BER): G BER No. 119510600
Energy Performance Indicator: 386.53 kWh/m²/yr

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

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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. PRA No. 002141