FOR SALE

AMV: €299,000 **File No.E531. KD**

5 Meadow Close, Whitebrook, Wexford

- Spacious 3-bed / 3bath family residence extending to c. 95 sq. m. / 1,023 sq. ft.
- Conveniently located on the outskirts of Wexford Town with a range of amenities including schools, shops, and public transport nearby.
- One of only a select few detached residences within the Whitebrook development.
- Occupying an extensive corner plot with a large enclosed rear garden and paved patio area.
- Well-proportioned accommodation, freshly painted and presented in good condition throughout.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

SOCIETY OF CHARTERED SURVEYORS IRELAND

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Kehoe & ASSOC.

Location

Situated within the popular and well established Whitebrook development on the outskirts of Wexford Town, 5 Meadow Close enjoys an exceptionally convenient setting with a wide range of amenities close at hand. Schools, supermarkets, churches, cafés, bars and restaurants are all easily accessible, while Wexford's vibrant Main Street is only a short distance away.

A local bus stop outside the development provides convenient access to Wexford Town together with regular services to Dublin, Waterford and beyond. Sports enthusiasts will appreciate the close proximity to St. Joseph's GAA Club, Wexford Golf Club and a variety of local fitness centres. For weekend leisure, the renowned Blue Flag beaches at both Curracloe and Rosslare Strand can be reached in approximately 20 minutes driving distance.

5 Meadow Close,
Whitebrook, Wexford

Kehoe & Associates are delighted to present this spacious 3-bed / 3-bath detached family residence to the market. Occupying an extensive corner plot, this property is one of only a select few detached homes within the Whitebrook development.

Extending to c. 95 sq. m. / 1,023 sq. ft., the property offers bright, well-proportioned accommodation throughout. While it would benefit from some cosmetic updating, it provides purchasers with an excellent opportunity to modernise and create a wonderful family home to suit their own style and requirements.

The ground floor accommodation comprises an entrance hallway, a sitting room with open fireplace, a bright kitchen / dining room with rear patio acces, a separate utility room with side access and a guest W.C.

The first floor comprises three well-proportioned bedrooms, all benefitting from built in wardrobes, including a generous master bedroom with ensuite shower room. A spacious family bathroom completes the first floor accommodation.

One of the property's standout features is its extensive corner plot. The enclosed garden enjoys a large lawn together with an extensive paved patio area, providing excellent outdoor space for families, children and entertaining. A gated side entrance provides convenient pedestrian access, while adjacent communal parking offers ample parking for residents and visitors alike.

This property will appeal to a wide range of purchasers including first time buyers, families, investors and those seeking a detached home in an established residential location close to every amenity Wexford Town has to offer.

ACCOMMODATION

Ground Floor

Entrance Hallway	4.99m x 1.90m (max)	With tiled flooring and staircase to first floor.
Sitting Room	5.20m x 3.38m (max)	With laminate flooring, open fireplace with granite hearth.
Guest W.C.	1.82m x 1.40m	With tiled flooring, half tiled walls, w.c. and w.h.b.
Kitchen / Dining Room	5.40m x 3.70m (max)	With part tiled / part laminate flooring, floor and eye level units with tiled splashback, electric oven, hob, extractor and French doors to rear patio area.
Utility Room	1.51m x 1.38m (max)	With tiled flooring plumbed for washing and dryer, eye level storage units, countertop with tiled splashback and side access door.

First Floor

Landing	3.50m x 2.00m (max)	With carpet flooring.
Hotpress		With dual immersion.
Family Bathroom	2.69m x 1.99m	With tiled flooring, half tiled walls, w.c., w.h.b. and bath with tiled surround.
Master Bedroom	3.82m x 3.31m	With carpet flooring, integrated wardrobe unit and ensuite.
Ensuite	1.78m x 1.74m	With tiled floring, half tiled walls, shower stall with Triton T90si electric shower and tiled surround.
Bedroom 2	3.27m x 2.90m (max)	With carpet flooring and integrated wardrobe unit.
Bedroom 3	2.64m x2.42m	With carpet flooring and fitted wardrobe unit.

Total Floor Area: c. 95 sq. m. / c. 1,023 sq. ft.

Features

- Acc. extending to c. 88 sq . m. / 947 sq. ft.
- Close to all town amenities
- Presented in good condition throughout
- Suitable for a variety of purchasers
- One of only a select few detached homes within Whitebrook.

Outside

- Occupying an extensive corner plot
- Enclosed lawn area
- Rear patio area
- Ample communal parking to front
- Low maintenance

Services

- Mains water
- Mains drainage
- O.F.C.H.
- ESB
- Fibre broadband available

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

DIRECTIONS: Proceed up Whiterock Hill for 950m and turn right into Whitebrook. Continue through the development for 250m and 5 Meadow Close is on the right-hand side (For Sale board). **Eircode: Y35 K3E6**

Kitchen/Dining Room
Utility Room
WC
Sitting Room
Entrance Hallway
N
W
E
S
Floor 0

Building Energy Rating (BER): C BER No. 119613735
Energy Performance Indicator: 200.51 kWh/m²/yr

VIEWING:
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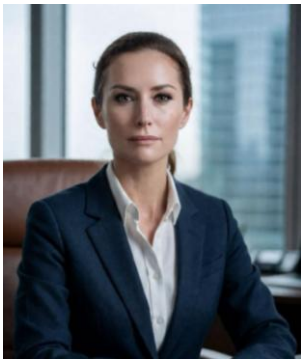

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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRA No. 002141

Kehoe & ASSOC.