FOR SALE

AMV: €259,000 **File No.E599. LM**

89 Bishopswater
Wexford - Y35 R7R2

Exceptional Two -Bedroom Semi Detached House
Ideally Located within walking distance of Wexford Town

Perfectly presented two bedroom home ideally located within walking distance of Wexford town. Enjoying a south-facing rear aspect and backing directly onto the golf course, this house offers a wondeful combination of privacy, nautral light and attractive views.

To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

SOCIETY OF CHARTERED SURVEYORS IRELAND

RICS

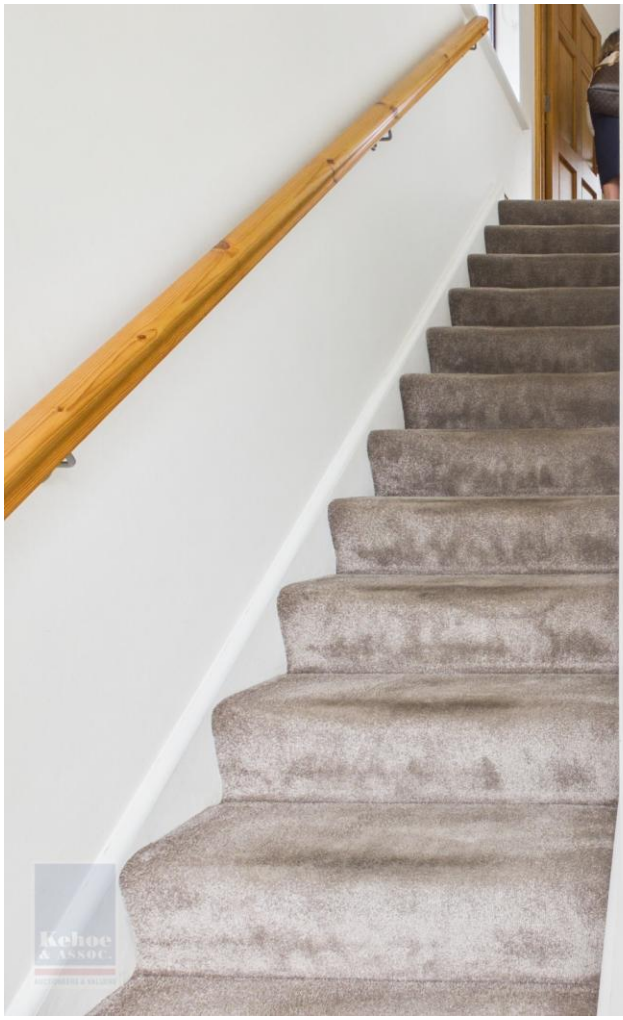
Kehoe & ASSOC.

Prime Location

This home is in an elevated position overlooking the large green in Bishopswater, with panoramic views of the sea and town from the master bedroom. The front garden is enclosed and is in grass. The property combines peaceful town living with excellent accessibility to schools, amenities, transport links and leisure facilities.

Families are exceptionally well catered for, with the highly regarded primary schools close by, along with a selection of excellent secondary schools just a short drive away.

A host of local amenities are within easy reach, including the beautiful Johnstown Castle Estate, renowned for its scenic walking trails, stunning castle gardens, and welcoming café area. Golf enthusiasts will appreciate close proximity to Wexford Golf Club, the back garden of this home overlooks the 16th hole.



89 Bishopswater, Wexford

A Wonderful Home

Offering privacy, convenience and excellent accessibility, this superb house presents an outstanding opportunity for a purchaser seeking a high-quality home in a prime Wexford location close to the town center, schools, and all amenities.

The home further benefits from double-glazed windows, back boiler heating, and an enclosed sunny rear garden.

Spacious & Well-Appointed Accommodation

Designed with modern family living in mind, the accommodation is versatile and briefly comprises:

- Comfortable living room with solid fuel stove
- Dining Room overlooking the front garden and green area
- Two large double bedrooms
- Bright family bathroom featuring with tiled walls and floor
- Solid Oak Internal Doors
- Garden Shed suitable for utility needs
- Floored attic with stira ladder for access

Outstanding Outdoor Space

The rear garden is special with mature planting and south facing patio area providing both privacy and practicality for modern family life.

ACCOMMODATION

Ground Floor		
Entrance Hallway		Tiled Floor
Kitchen	3.03m x 1.87m	Tiled floor. Built in floor and eye level units. Gas cooker, fridge freezer, washer, microwave. Door opening into rear garden with South facing patio area.
Living Room	4.0m x 3.3m	With laminate floor and multi fuel stove.
Dining Room	3.33m x 2.48 m	With laminate floor
First Floor		
Landing	1.88m x 1.54m	With carpet
Bedroom 1	4.3m x 3m	Carpet, built in press. Panoramic views of town.
Bedroom 2	3.6m x 2.9m	Built-in wardrobes and carpet.
Family Bathroom	1.99m x 1.86m	Tiled floor & walls, bath with electric shower, w.c., w.h.b.

Total Floor Area: c. 71.5 sq. m. (769 sq. ft.)

Features

- Extending to c. 71 sq.m. / 764 sq.ft.
- Overlooking large green area
- Enclosed front garden in grass
- 2 large bedrooms
- Full of natural light.
- Wired for siro

Outside

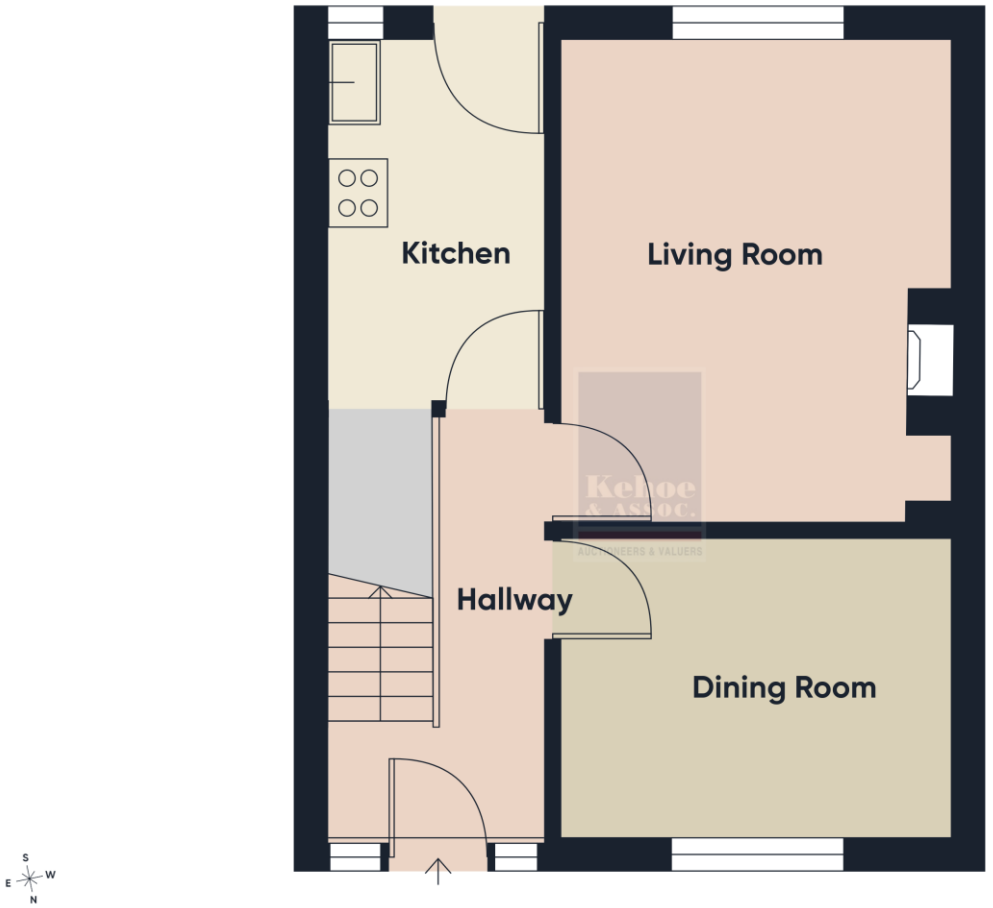
- South backing garden with patio
- Brick Shed

Services

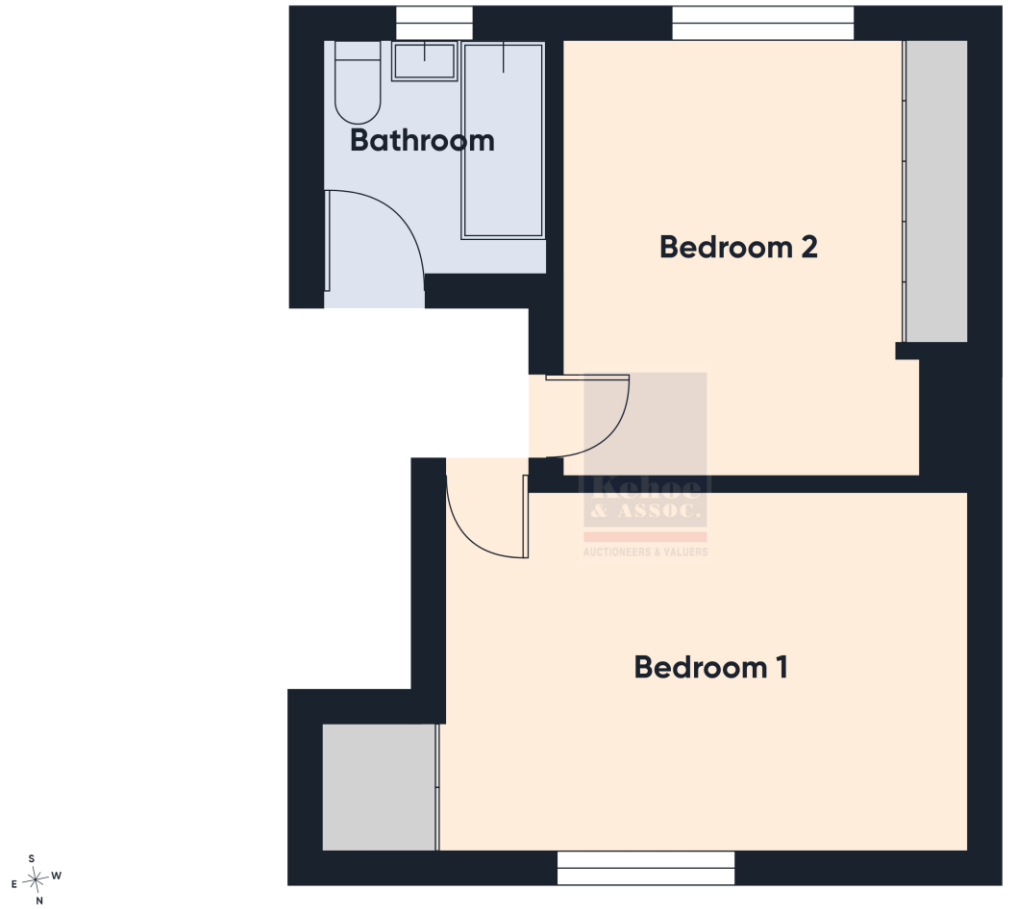
- Mains water
- Mains sewage

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

DIRECTIONS: **Eircode: Y35 R7R2**



Floor 0



Floor 1

Building Energy Rating (BER): E2 BER No. 116392432
Energy Performance Indicator: 356.18 kWh/m²/yr

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

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