

FOR SALE

AMV: €365,000

File No. c501.CM



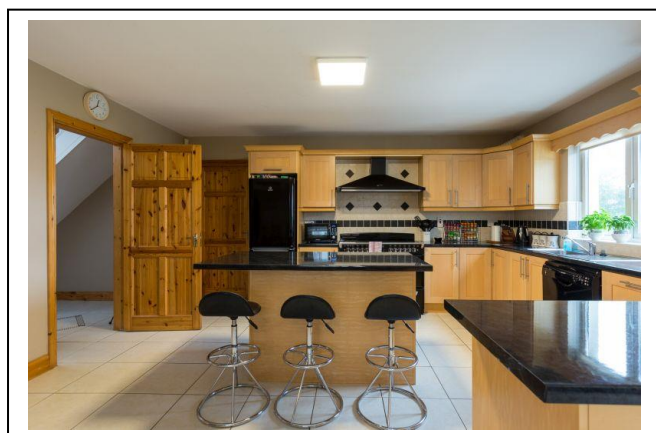
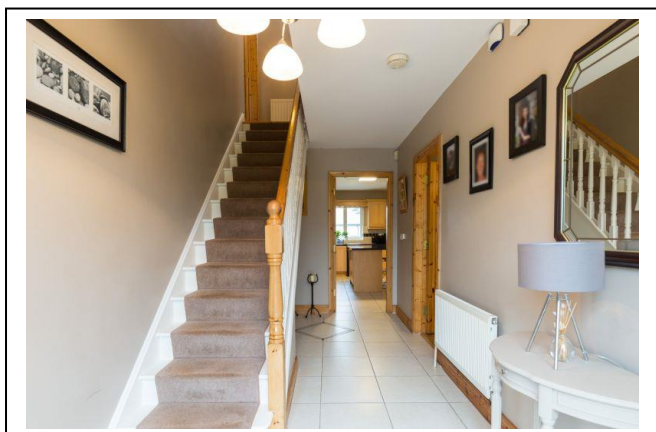
12 Coill Aoibhinn, Newtown Road, Wexford

- An exquisite 4 bed detached home, extending to c. 2,400 sq.ft /223 sq.m.
- Nicely tucked away in this private enclave of detached houses.
- Presented in exceptional condition throughout.
- Accommodation briefly comprises of entrance hall, 2 reception rooms, kitchen/dining room, sunroom, utility room, guest w.c, 4 bedrooms (2 Ensuites) and family bathroom
- Viewing strictly by prior appointment with the sole selling agents only.

**Kehoe
& ASSOC.**

LOCATION: Coill Aoibhinn is located on the Newtown Road, in a prime position adjacent to Wexford town. All local amenities are close to hand and the property is situated within walking distance of Wexford General Hospital, Wexford Racecourse, The Department of Environment Offices, Wexford County Council etc. No. 12 is perfectly positioned, overlooking the green area. The rear garden is ideal for the evening sun. This location is only a couple of minutes' drive from the N11/N25, 10 minutes driving from the new M11 motorway and a very convenient 5-minute drive to Wexford town centre. It is perfectly positioned close to Wexford Town.

GENERAL DESCRIPTION: All in all, this is a splendid detached family home, with a fine balance between living and bedroom accommodation. From the moment you enter through the front door, you realise this is a property that has been lovingly maintained as a family home since it was built 13/ 14 years ago. The accommodation is bright, light-filled and free flowing. There are two principle reception rooms to the front of the house and a sunroom to the rear. The main ground floor room is the kitchen/dining room with a high-quality fitted kitchen together with many electrical appliances. There is a large utility room and a guest w.c completes the accommodation on the ground floor. Upstairs there are 4 bedrooms, with 2 ensuites and some with walk-in wardrobes. One of these bedrooms has the potential to convert a large walk-in dressing room into a third ensuite if required.



This is an ideal family home, presented in 'turnkey' condition and ready for immediate occupation. If you are looking to purchase a house in Wexford this is an opportunity not to be missed. To arrange a suitable viewing time, please contact the sole selling agents Kehoe & Associates, Wexford Auctioneers at 053-9144393.

ACCOMMODATION

Entrance Hallway 5.13m x 2.24m
Sitting Room 6.52m x 4.48m

With tiled floor.

With ceiling coving and centre piece, feature marble fireplace with granite hearth and cast-iron inset, timber flooring, double doors to:

Kitchen/Dining Room 6.52m x 4.86m (max)

With high quality fitted kitchen, extensive wall and floor level units, island unit, stove with 7-ring gas top and multiple ovens, fridge-freezer, dishwasher, stainless steel sink unit, tiled floor and splashback. Double doors to:

Sunroom 3.82m x 3.38m

With tiled floor, timber panelled ceiling, French doors to outside and patio area/rear garden, ideal for the evening sun. With timber floor covering, ceiling coving and centre piece.

Living Room/ TV Room 5.61m x 3.50m

Utility Room 3.50m x 5.04m (max)

With fitted wall and floor units, washing machine, tumble dryer? Tiled floor. A guest w.c adjacent w.c, w.h.b and tiled floor. (measure of w.c included in utility area) Door from utility room leading to outside.

Solid timber stairs leading to first floor

Spacious Landing 3.95m x 1.48m Area

With T&G timber floor, hotpress with dual immersion water heater and fitted shelving.

Master Bedroom Suite 6.00m x 4.07m

Including walk-in-wardrobe and en-suite with w.c, w.h.b and shower stall with Triton T90 Z electric shower. Extensive fitted wardrobes in Master Bedroom.

Bedroom 2 4.30m x 4.65m (average)

Walk-in-wardrobe, en-suite with w.c, w.h.b, shower stall with power shower, tiled half wall and shower stall.

Bedroom 3 4.22m x 4.29m

With breath taking views towards the Blackstairs Mountain and the rolling County Wexford countryside.

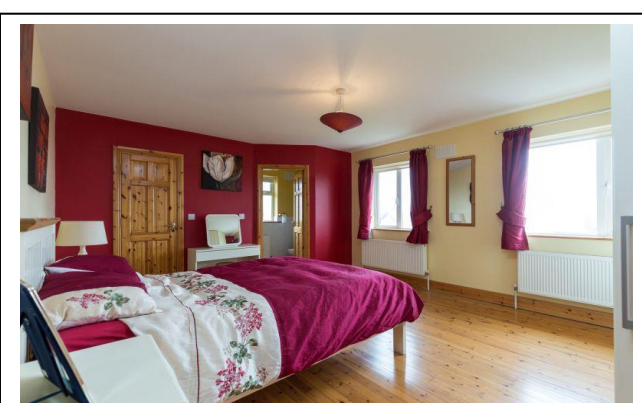
Bedroom 4 5.75m x 3.52m

With walk-in dressing room (2.61m x 1.59m) ideal for conversion to additional en-suite if required.

Family Bathroom 2.72m x 2.64m

W.C., w.h.b., corner jacuzzi bath, separate shower stall with power shower. Tiled floor to ceiling.

Total Floor Area: c. 223 sq.m. / 2,400 sq.ft.



Features

- Wonderful two-storey property
- c. 2,400 sq.ft
- Quiet cul-de-sac location
- Perfectly positioned within Coill Aoibhinn.
- Property in 'turnkey' condition.

Outside

- Private enclosed rear garden
- Extensive patio
- Timber garden playhouse
- Mature planting, shrubs and hedges
- Cobblelock driveway with parking for four cars
- Side entrance on both sides

Services

- Mains water.
- Mains drainage
- ESB.
- Broadband
- Fully Alarmed

Please Note: The following items are included in the sale: All carpets, curtains, blinds, light fittings and electrical appliances including farmhouse style stove/cooker, fridge-freezer, washing machine and tumble dryer.

Directions: Proceed out the Newtown Road, passing Wexford General Hospital on the right-hand side, continue for approximately 500m and the entrance to Coill Aoibhinn is on the right-hand side. Proceed into the Coill Aoibhinn development, take the first turn to the right-hand side and the property for sale is over on the left-hand side (No. 12 – facing the green area) (For Sale Sign) Y35 H2T1



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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Building Energy Rating (BER): C1

BER No.: 112688791

Energy Performance Indicator: 166.71 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

Kehoe & Assoc.,
Commercial Quay,
Wexford

053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



These particulars are issued for guidance purposes only and do not form part of any contract. All negotiations regarding this property will be conducted through this firm. PRSA 1