

FOR SALE

AMV: €210,000

File No. c552CM



No. 10 Farnogue Drive, Newlands, Wexford

- Excellent family home within walking distance of Wexford General Hospital & Department of Environment Offices.
- Situated in mature established development with all town amenities close by.
- Quality 4 bedroomed detached property, extending to c. 115 sq.m/1,238 sq.ft.
- Acc. briefly comprises; storm porch, entrance hallway, sitting room, kitchen/dining room, 4 bedrooms and 2 bathrooms.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe
& ASSOC.**

No. 10 Farnogue Drive, Newlands, Wexford

This 4 bed detached house is situated in a most convenient location within walking distance of Wexford General Hospital & the Department of Environment. The property is presented in very good condition having been well maintained. It would ideally suit a first timer buyer, an investor seeking a property to rent or perhaps those downsizing from a larger property. All amenities are close by and Newlands has always been a popular address. The property has the benefit of a south-westerly side garden, private sun trap and the gardens are laid out in lawn to front and rear. Outside there is a useful shed/workshop. There is off street parking in this very well kept development. Bright and spacious living accommodation. Early viewing comes highly recommended.

To arrange a suitable viewing time contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.



ACCOMMODATION

Storm Porch	1.20m x 0.81m	
Entrance Hallway	3.77 (max) x 3.27m	Timber flooring and broadband point.
Sitting Room	6.68m x 3.61m	This spacious sitting room has timber flooring, marble tiled fireplace with new back boiler supplementing oil fired central heating, t.v. point and broadband point.
Kitchen/Dining Room	4.54m x 2.96m	Fitted wall and floor units. Tiled floor and splashback, stainless steel sink unit, Hotpoint electric double oven & overhead extractor fan, plumbed for washing machine and dishwasher. Door to outside and rear garden.
Bedroom 3	3.78m x 2.69m	Timber flooring.
Bedroom 4	3.62m x 2.70m	Timber flooring.
Family Bathroom	2.70m x 1.82m	Tiled floor & half-wall. With w.c., w.h.b., bath with tiled surround to ceiling.
Timber and carpeted stairs leading to first floor		
Spacious Landing	4.00m x 2.60m	With storage into eaves. Hotprees off landing area with dual immersion water heater and fitted shelving.
Master Bedroom	4.12m x 3.47m	Timber flooring, fitted wardrobes.
Bedroom 2	4.12m x 2.67m	Timber flooring, fitted wardrobes and bay window.
Family Bathroom	3.03m x 1.40m	Tiled floor and walls, w.c., w.h.b., bath with overhead Triton T90z electric shower.

Total Floor Area: c. 115 sq. m. (c. 1,238 sq. ft.)



FEATURES

- Sunny south-westerly side garden
- Walking distance to Wexford General Hospital.
- Adjacent to shops, churches and all other amenities.
- Well-appointed residence in this mature established development
- Easy access to all town amenities.
- Woodgrain uPVC double glazing throughout.

OUTSIDE

- Gardens in lawn to front and rear
- Concrete drive with parking.
- Side access to rear garden
- Secure boundaries, offering a private enclosed sun-trap garden.
- Workshop/ shed.
- Ample parking

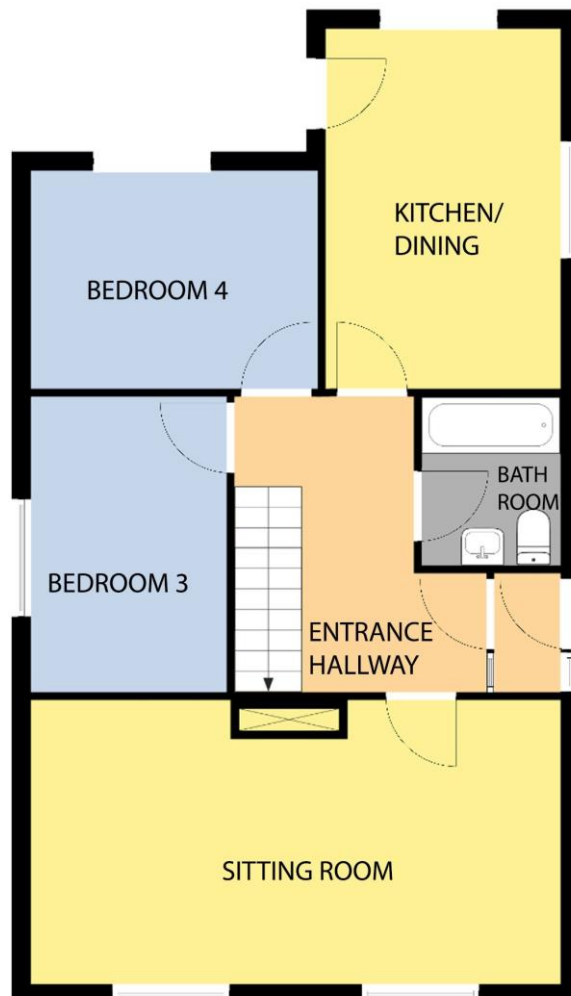
SERVICES

- Mains water.
- Mains drainage
- ESB
- Broadband
- OFCH (& new Back Boiler Central Heating)



DIRECTIONS: From Wexford town take the Newtown Road, continue to the traffic lights with Wexford General Hospital on your right hand side. Turn left at traffic lights. Take the first turn left in Newlands, and Farnogue Drive is the third right turn. The property for sale, No. 10 Farnogue Drive, is on your left hand side (For Sale sign). Eircode: Y35 H9F2

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): D1 BER No.: 113175418

Energy Performance Indicator: 237.23 kWh/m²/yr

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

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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. PRSA No. 002141