

FOR SALE

AMV: €395,000

File No. c477.CM



3 Redmond Cove, Redmond Road, Wexford

- An exceptional 4 bed family home, presented in pristine condition.
- Sought after location – 5 minutes' walk to town centre.
- Wonderful water views overlooking River Slaney & Wexford Harbour.
- Extending to c. 222 sq.m. / c. 2,389 sq.ft. of quality accommodation
- Acc. entrance hallway, guest w.c., sitting room, kitchen/dining room, conservatory, utility room, 4 bedrooms (2 en-suite), large playroom/games room & family bathroom.
- Viewing is strictly by prior appointment with the sole Selling agents only, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

3 Redmond Cove, Redmond Road, Wexford

Kehoe & Assoc. are delighted to bring No. 3 Redmond Cove to the market, this is perfectly positioned, adjacent to Wexford Boat & Tennis Club. It is the essence of convenience, being only 5 minutes walk from Wexford town centre. It is directly facing Redmond Road with some wonderful views over the River Slaney Estuary.

The property is presented in mint condition, like a show-house and ready for immediate occupation. The accommodation is extensive, c. 2,389 sq.ft. and laid out over three floors. There are three reception rooms, large kitchen/dining room, utility and 4 generous sized bedrooms with 2 en-suite. A family bathroom and large games room completes the picture. The accommodation is bright, free-flowing and with many rooms having wonderful water views. Externally, the property is impeccably maintained and has an enclosed low maintenance area to the front. To the rear there is an enclosed garden area, set out in Indian Sandstone patio with some mature planting. This garden area is perfect for entertaining guests and for safe-play for children. There are French doors leading from the conservatory directly onto the patio.

Upon arrival, interested parties will admire its many fine features, from the solid timber floor, the ceiling coving and the overall quality of presentation. A feature staircase with a glass frameless banister leads to the upstairs area. There are large picture windows from both en-suite bedrooms which have uninterrupted views of the River Slaney. All in all this is a stunning property, offering quality accommodation and presented in turn-key condition. Viewing is essential to appreciate all that is on offer here. To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.



ACCOMMODATION

Entrance Hall	5.76m x 2.72m	With solid oak timber floor, ceiling coving and centre piece.
Guest W.C.	2.19m x 0.91m	With w.c. & w.h.b., solid timber floor, tiled splashback, feature porthole window.
Kitchen/Dining Room	6.59m x 4.50m (ave)	Fitted kitchen, extensive wall and floor units, granite worktop, sink unit with granite drainer, integrated double oven, Touchtronic hob and extractor fan. Plumbed for dishwasher. Solid Junkers floor, island unit with breakfast bar.
Utility room	1.61m x 1.42m	Plumbing for washing machine/dryer, shelving and gas burner.
Sitting Room	6.28m x 3.80m	Feature open fireplace, inset solid fuel burning stove. Ceiling coving and centre piece, solid oak timber floor, large picture window with wonderful water views over the River Slaney.
Sun Room	3.67m x 3.58m (max)	With porcelain tiled floor, French doors to Indian Sandstone patio area outside.
Timber stairs with glass panel side leading to first floor		
Spacious Landing Area	3.81m x 3.47m	Walk-in linen cupboard, fitted shelving and dual immersion water heater.
Bedroom 4	2.62m x 2.44m	With fitted wardrobe, ceiling coving, t.v. point and multiple power points.
Bedroom 3	4.36m x 3.16m	With extensive fitted wardrobes, multiple power points, t.v. point and ceiling coving.
En-suite	2.73m x 2.20m (ave)	W.C., w.h.b, shower stall, fitted wall light and mirror. Tiled splashback and shower stall.
Family Bathroom	2.37m x 1.96m	With w.c., w.h.b., bath, fitted wall light and mirror, tiled splashback, bath surround and ceiling coving.
Stairs to second floor		
Landing Area	3.93m x 2.67m	Walk-in cupboard, extensive fitted shelving
Master Bedroom	6.00m x 3.79m	Wonderful views over the River Slaney, across to Ferrybank/Crosstown
En-suite	2.80m x 2.20m (ave)	W.C., w.h.b., shower stall with Triton T90z electric shower. Tiled floor to ceiling, fitted wall light and mirror.
Living Room/Play Room/Conservatory	6.58m x 4.79m	

Approximate Floor Area: c. 222 sq.m. / 2,389 sq.ft.



Features

- Property in exceptional condition.
- Ready for immediate occupation.
- Outstanding water views.
- 5 minutes walk to town centre.
- Adjacent to Wexford Harbour Boat & Tennis Club.
- Adjacent to all amenities
- Sought after location.
- Accommodation extends to c. 2,389 sq.ft.

Outside

- Side entrance.
- Free parking to front.
- Resident/visitor parking to rear.
- Enclosed low maintenance garden area.
- Extensive Indian Sandstone patio.
- Water feature
- Timber garden shed with multiple power points
- Some mature plants & shrubs.
- Outside tap and light

Services

- Mains water.
- Mains drainage.
- ESB.
- Telephone
- Gas fired central heating.
- Fully alarmed.
- uPVC double glazing throughout.





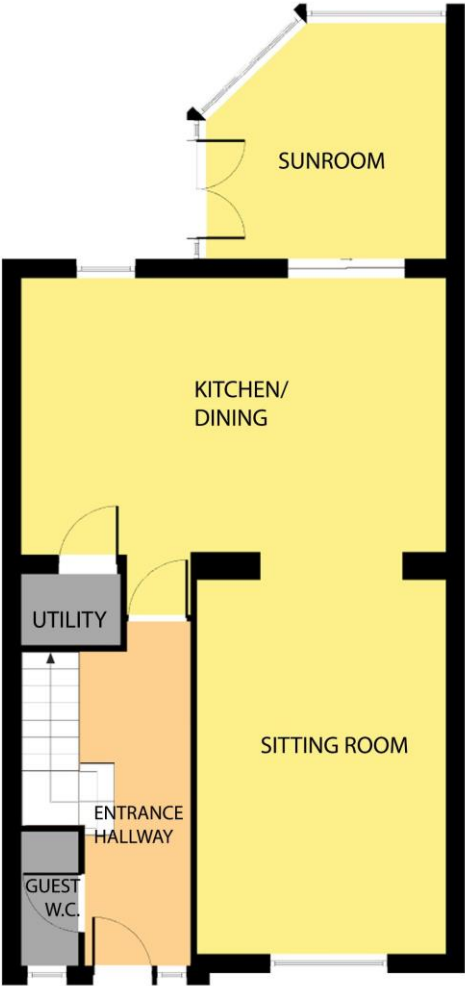
- PLEASE NOTE:**
- (1) There is a management company with an annual management fee in the region of €450.
 - (2) The following items are included in the sale; all carpets, curtains (except sitting room), light fittings, blinds, double oven, hob, extractor fan and timber garden shed.
 - (3) The curtains in the sitting room and the over mantle are expressly excluded from the sale.

VIEWING: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

DIRECTIONS: In Wexford Town proceed out Redmond Road heading towards The Boat Club. The property for sale is directly fronting Redmond Road, approximately 200m before The Boat Club on the left hand side (For Sale board). Eircode: Y35 D2V0



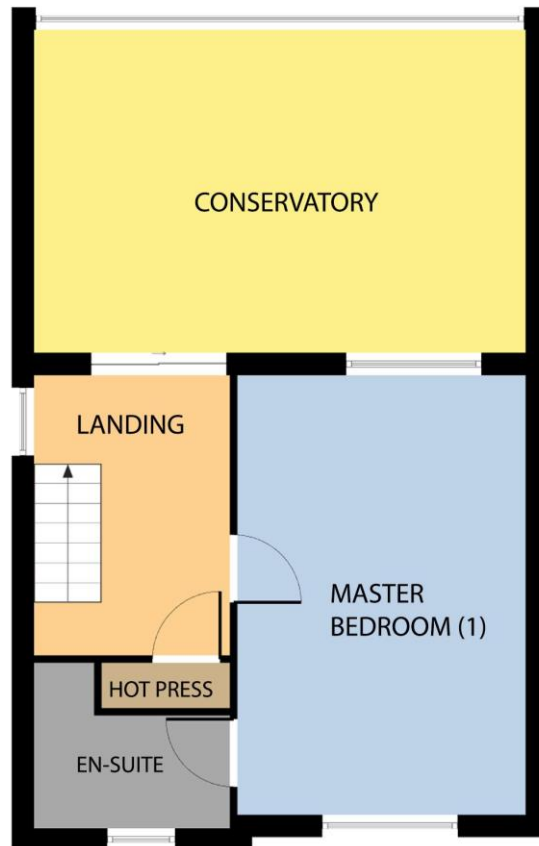
GROUND FLOOR



FIRST FLOOR



SECOND 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): B3

BER No.: 113196182

Energy Performance Indicator: 147.47 kWh/m²/yr

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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