

FOR SALE

AMV: €185,000

File No. a464.CM



13 St. Johns Drive, The Green, Wygram, Wexford

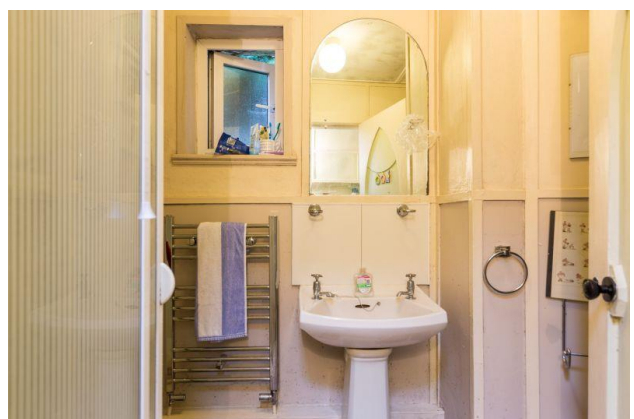
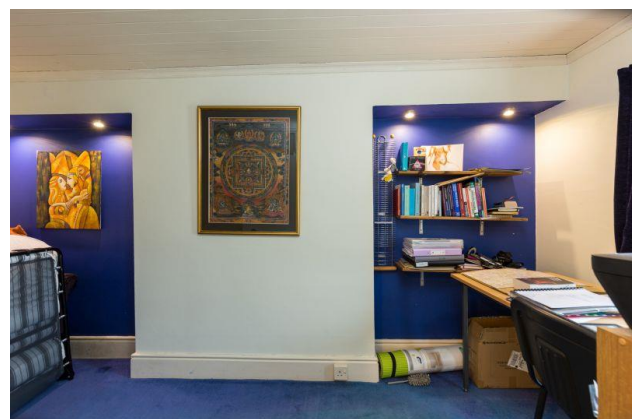
- Situated at St. Johns Drive overlooking The Green at Wygram in Wexford Town.
- This fine detached two bed house is within walking distance of all amenities.
- This sale represents a superb opportunity to acquire a detached property in this most sought after location.
- Large side and rear garden – with much potential.
- Acc.: entrance hallway, sitting room, living room, kitchen/dining room, utility, shower room and 2 bedrooms.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe
& ASSOC.**

LOCATION: Situated in an area known as 'Windmill Hills', at Wygram in Wexford Town, this property is within walking distance of all amenities. It is only 10 minutes walking distance from Wexford Town Centre and there is easy access to a choice of primary and secondary schools. This is a sought after, mature residential location. It is located just off Belvedere Road, close to the junction with Newtown Road and beside Wexford's new Courthouse. There is a pedestrian walkway leading onto Davitt Road with easy access to St. Johns Road. Rarely do properties come to the market in this location and we highly recommend viewing.

GENERAL DESCRIPTION: Most attractive 2 bed detached house directly overlooking a large green area. It is a property that one would expect to find in a country location yet it has the best of both worlds – being so close to all town centre amenities. It occupies a corner site with mature gardens, offering privacy. This property would be an ideal purchase for a first time buyer or those trading down from a larger home. It also has the potential for an extension to the rear or indeed an overall re-development of the entire site. At ground floor level the accommodation includes entrance hallway, 2 reception rooms, a kitchen/diner, utility room and a shower room. At first floor level there are 2 bedrooms.



ACCOMMODATION

Entrance Hallway

Sitting Room 5.26m x 2.64m With feature marble fireplace, t.v. point, ceiling coving, bay window.

Living Room 4.42m x 2.64m With feature marble tiled fireplace, storage beneath stairs. Timber panelled ceiling.

Kitchen/Dining Room 2.92m x 2.49m With fitted kitchen, wall and floor units, stainless steel sink unit.

Rear Hallway leading to:

Shower Room With w.c., w.h.b., shower stall with Triton T90si electric shower.

Utility Room 2.90m x 2.49m With Grant oil burner, plumbed for washing machine. Fuel store (3.07m x 1.3m). door leading to small enclosed yard in concrete, separate door leading to mature garden.

Timber staircase leading to first floor

Landing 4.34m x 1.52m

Bedroom 1 5.26m x 2.31m

Bedroom 2 4.32m x 1.91m With timber panelled ceiling.

Total Floor Area: c. 80 sq. m. (c. 861 sq. ft.)



FEATURES

- Huge potential.
- Walking distance to all amenities.
- Most attractive dwelling house.
- uPVC double glazing (mostly)

OUTSIDE

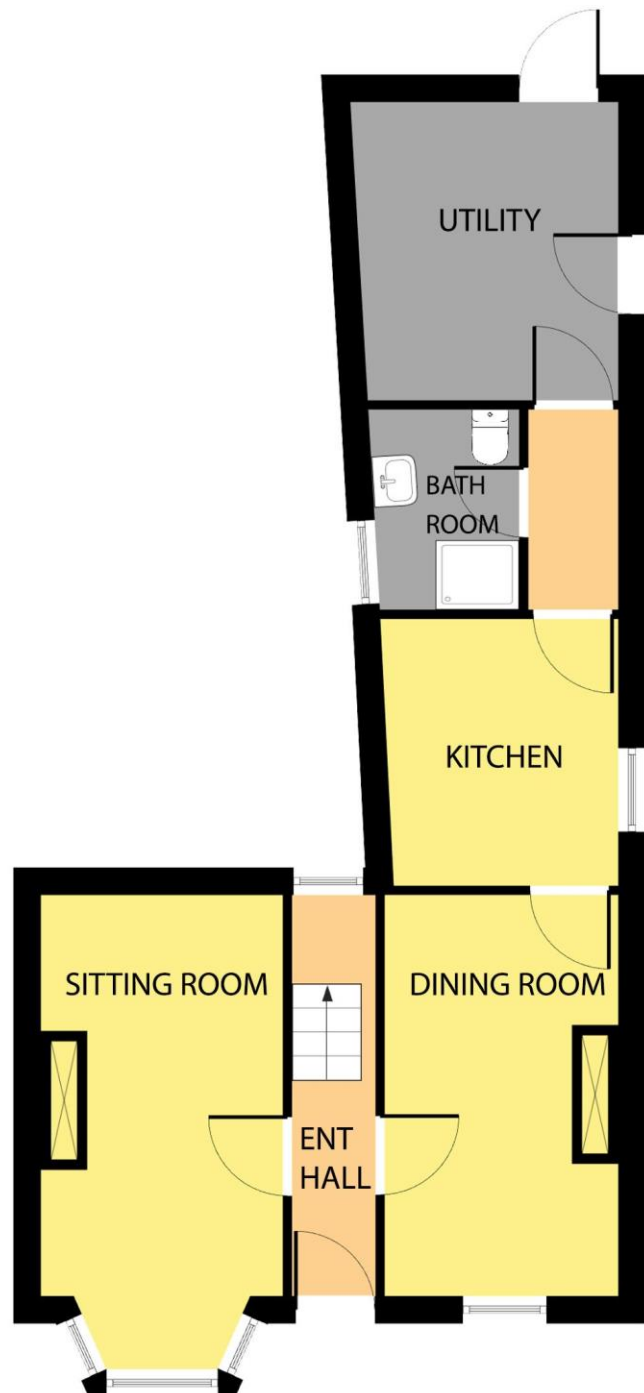
- Corner site.
- Mature gardens.
- Small yard to rear.
- Overlooking large green area
- Gates leading to garden/side access.

SERVICES

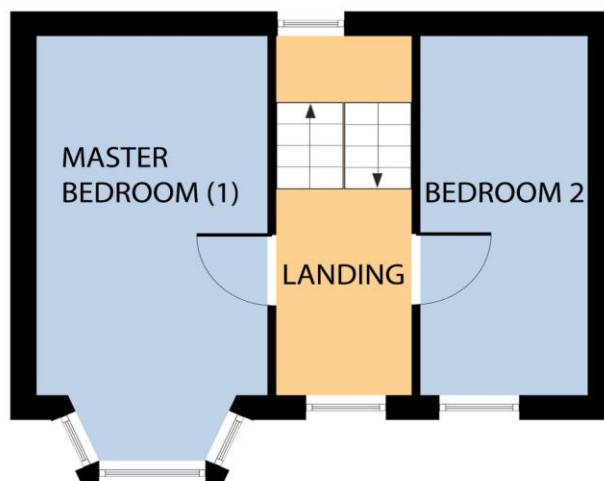
- Mains water.
- Mains sewerage
- ESB
- Telephone
- OFCH

DIRECTIONS: In Wexford Town proceed up Hill Street, keep left at the monument, up Belvedere Road. The new Courthouse is just on the left hand side. Turn immediately left after the Courthouse and the property for sale is directly in front of you. Eircode: Y35 X297

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.

COPYRIGHT: SHOWCASE IMAGES.IE



Building Energy Rating (BER): G **BER No.: 104695093**
Energy Performance Indicator: 603.01 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 and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141