

FOR SALE

AMV: €350,000

File No. c780.LM



No 9 Estuary View, Crosstown, Wexford

- Only 5 minutes' drive from Wexford, Curracloe Beach and The Raven Forest.
- Exquisite c. 138 sq.m. / 1,486 sq. ft. 4 bed semi-detached family home.
- Walking distance to all amenities in Wexford town.
- Large rear garden – SOUTH facing with boundary walls.
- Acc. briefly comprises; entrance hallway, guest w.c., sitting room, kitchen/ dining room, home office, utility room, 4 bedrooms, (master en-suite), family bathroom.
- Viewing strictly by prior appointment with the sole selling agents only.



**Kehoe
& ASSOC.**

9 Estuary View, Crosstown, Wexford

LOCATION: Estuary View benefits from this enviable location in Crosstown which is directly fronting the R741, just 1km from Wexford Bridge and within walking distance of all amenities in Wexford Town. This high-profile development is in a most accessible location to the Wexford to Castlebridge road. It is only a gentle stroll to the Riverbank House Hotel, Ferrybank Swimming Pool, Kaats Strand, also only a short drive from the Wildlife Reserve at Ardavan and beautiful forestry walks at Eden Vale in Castlebridge. It is accessible to Curracloe with one of the finest beaches in the Country together with the Raven Forest.

GENERAL: Built by Liam Neville Construction in 2019, this is an excellent two storey A rated semi-detached property finished to exacting standards. This home is the former showhouse, beautifully interior designed and is offered for sale fully furnished. It extends to c. 1,486 sq. ft. with very well laid out architect designed and free-flowing accommodation. Accommodation offers a sitting room, open plan kitchen / diner, home office, utility room and guest w.c. Upstairs there are 4 bedrooms (one with en-suite), large shelved hotpress and family bathroom. One particular feature is the large south facing enclosed rear garden, suitable for future extensions subject to planning permission. This superb home is further enhanced by the well-maintained lawn, new garden shed and private driveway with ample parking. Viewing is essential to appreciate all that is on offer at No. 9 Estuary View.

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



ACCOMMODATION

Entrance Hallway	2.49m x 5.29m	With tiled floor covering, storage beneath stairs, telephone & multiple power points, alarm panel.
Guest W.C.	1.50m x 2.41m	With w.c. and w.h.b. Tiled floor covering.
Sitting Room	5.20m x 3.90m	With feature fireplace, marble hearth & electric inset, hardwood timber surround.
Open Plan Kitchen/ /Dining Room with	6.50m x 3.80m	Extensive fitted kitchen with Quartz worktop, built in appliances, tiled floor and French doors to outside leading to patio. Contemporary stainless steel sink unit with double drainer, extractor hood.
Home Office	3.55 x 2.41m	
Stairs to first floor		
Landing Area		With hotpess.
Bedroom 1	4.12m x 2.90m	With extensive fitted wardrobes.
En-suite	2.33m x 1.65m	W.C., w.h.b., shower stall with Triton power shower, fully tiled.
Bedroom 2	3.68m x 3.25m	With fitted wardrobes.
Bedroom 3	2.82m x 2.72m	With fitted wardrobe.
Bedroom 4	3.30m x 2.28m	
Bathroom	2.31m x 1.90m	W.C., w.h.b., fitted wall cabinet. Bath, fully tiled.

Total Floor Area: c. 138 sq.m. / 1,486 sq.ft.





FEATURES

- Property in excellent order.
- Extensive accommodation.
- Extending to c. 1,486 sq.ft.
- 4 bedrooms.
- Walking distance to all amenities.
- Only a few minutes' walk from Wexford town.
- Easy drive distance to all amenities at Castlebridge village.
- 5 minutes' drive to Curracloe beach and Raven Forest walks.

OUTSIDE

- Large site with extensive South facing lawn area.
- Extensive patio area.
- New Barna shed.
- French doors leading to patio.
- South facing aspect, ideal for all-day sun.
- Cobblelock driveway with ample parking.

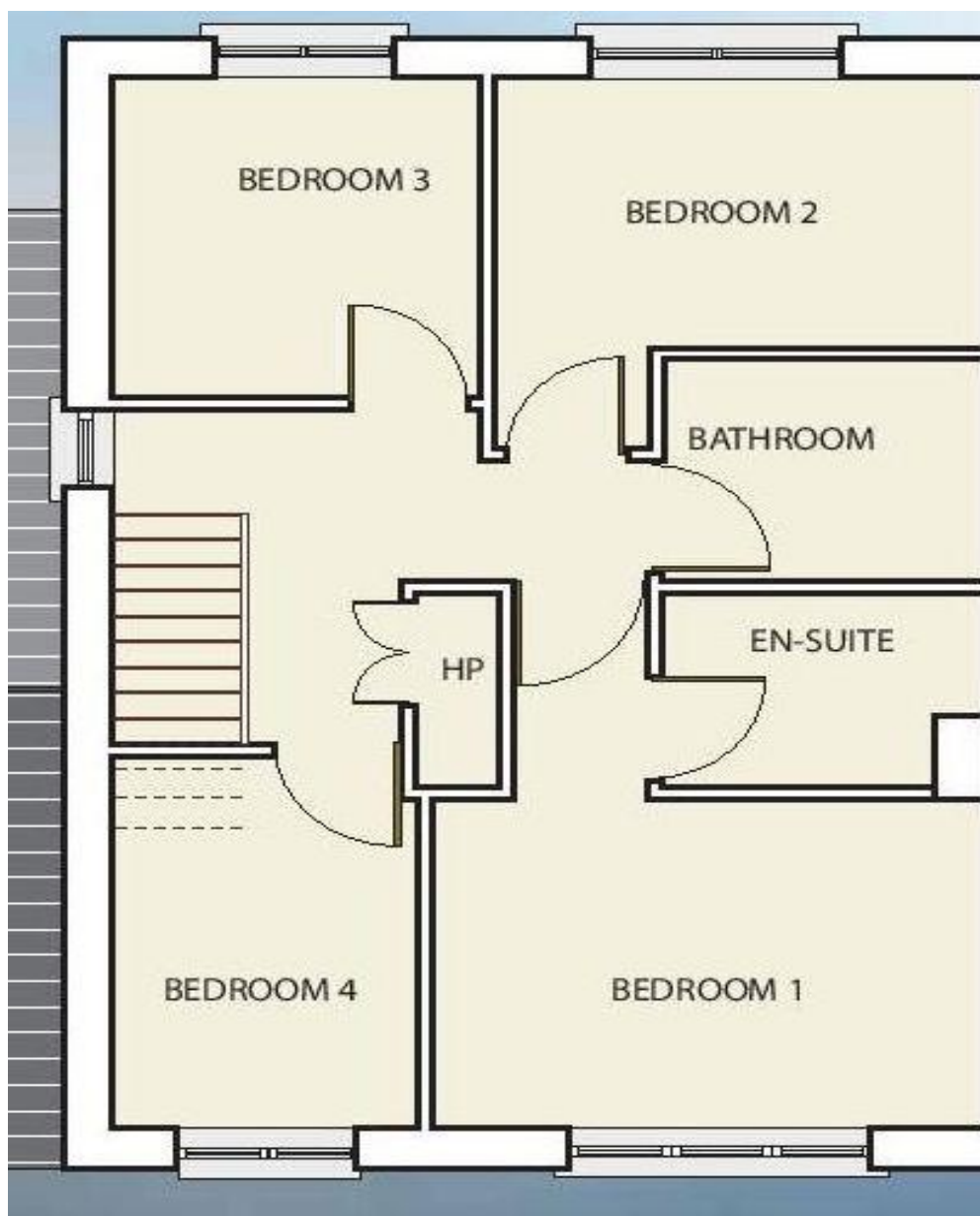
SERVICES

- Mains water
- Broadband
- UPVC Double Glazing
- Telephone
- Air to Water heating

PLEASE NOTE: The property is offered for sale fully furnished (this was the former showhouse)

DIRECTIONS: Y35 N5YA





Building Energy Rating (BER): A3

BER No.: 112271093

Energy Performance Indicator: 52 kWh/m²/yr

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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