

# FOR SALE

AMV: €175,000

File No. d106.BF



## No. 8 Alvina Brook, Distillery Road, Wexford.

- Charming 2-bedroom semi-detached bungalow with additional room at first floor level.
- Alvina Brook was built by Pierces Foundry in the 1940's to accommodate their workers and holds a special place in the hearts of many Wexford people.
- No. 8 still retains all the original character and some of the original features including the attractive tiled doorstep and cast-iron open fireplace.
- This property has recently been decorated and is presented in excellent condition throughout and ready for immediate occupation.
- The Horse River meanders behind Alvina Brook providing a lovely tranquil space looking across to the greenery of the mature trees on the opposite side.
- This outdoor space is a little haven within a convenient in-town setting, the perfect spot for alfresco dining or to just sit and enjoy listening to the birds singing and the leaves rustling in the breeze. To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

## 8 Alvina Brook, Distillery Road, Wexford.

**DESCRIPTION:** Charming 2-bedroom semi-detached bungalow with additional room at first floor level. Alvina Brook was built by Pierces Foundry in the 1940's to accommodate their workers and holds a special place in hearts of many Wexford people. No. 8 still retains all the original character and some of the original features including attractive tiled doorstep and cast-iron open fireplace. It is superbly located with walking distance of the town centre and all amenities.

No. 8 Alvina Brook has been upgraded and extended and offers excellent accommodation with a large sitting room, spacious kitchen, 2 bedrooms and bathroom downstairs and a very useful and generously proportioned additional room upstairs. The property has been recently decorated is presented in excellent condition throughout and ready for immediate occupation. Enclosed garden to the front that could be modified to provide off-street parking (SPP). To the rear there is an enclosed garden with low maintenance finish, paved patio, gravelled yard and side access. The Horse River meanders behind Alvina Brook providing a lovely tranquil space looking across to the greenery of the mature trees on the opposite side. This outdoor space is a little haven within a convenient in-town setting, the perfect spot for alfresco dining or to just sit and enjoy listening to the birds singing and the leaves rustling in the breeze.

Early viewing of this conveniently located bungalow style property comes highly recommended. For further information and viewing arrangement contact Wexford Auctioneers Kehoe & Associates 053-9144393.





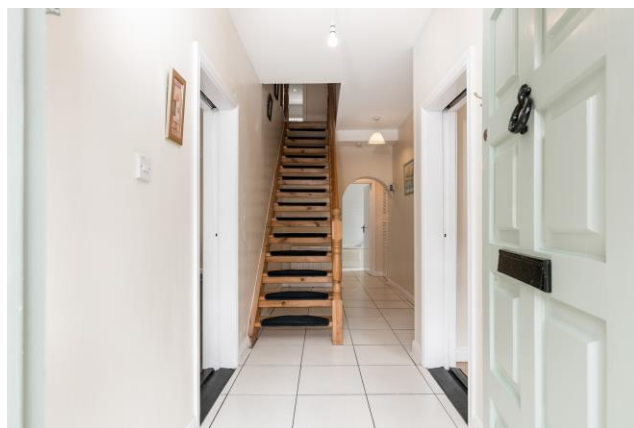
## ACCOMMODATION

Entrance Hallway	5.60m X 1.47m	With tiled flooring and stairs to first floor
Sitting/Dining Room	7.93m x 3.01m	With laminate flooring, feature open fireplace with solid fuel stove, bay window
Kitchen	6.10m x 3.48m	With tiled flooring, part-tiled walls, built-in floor to eye level units, hob, oven, extractor, plumbing for dishwasher and washing machine, French doors to rear garden
Inner Hallway	1.89m x 1.02m	
Hotpress		With dual immersion
Bathroom	2.77m x 1.93m	With tiled flooring, part-tiled walls, shower stall with electric shower, w.h.b., w.c.

## First Floor

Landing		With access to eaves storage
Room 3	4.21m x 3.17m	With laminate flooring

**Total Floor Area: c. 94.51 sq.m. (c. 1,017 sq.ft.)**









## Features

- Bungalow with additional room upstairs
- Sizeable kitchen extension
- Freshly decorated
- Conveniently in-town location

## Outside

- Potential to create off-street parking (SPP)
- Private rear garden
- Low maintenance finish
- Paved patio area

## Services

- Mains electricity
- Mains water
- Mains drainage
- OFCH

**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:** Proceed along Distillery Road, passing Tesco on the left-hand side and No. 8 Alvina Brook is located on the right-hand side. **Eircode: Y35 N2D6.**





## GROUND FLOOR

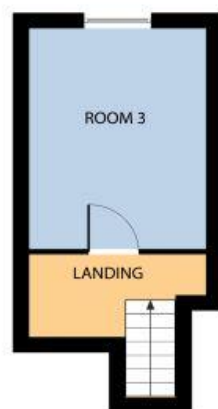


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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FIRST FLOOR



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**Building Energy Rating (BER): D1 BER No. 111220646**  
**Energy Performance Indicator: 247.92 kWh/m<sup>2</sup>/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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