

FOR SALE

AMV: €250,000

File No. c996.CWM



Hillview, Wilkinstown, Glynn, Co. Wexford

- 3 bedroom, 1 bathroom detached bungalow extending to c. 97 sqm. / 1,045 sq.ft.
- Mature gardens in lawn with patio area off the sunroom
- Site extending to c. 0.34 acres.
- Accommodation briefly comprises, spacious entrance hallway, sitting room, dining room, guest w.c., kitchen/diner, sun room, utility room, 3 bedrooms and family bathroom.
- South facing patio area, garden shed, enclosed dog run.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Hillview, Wilkinstown, Glynn, Co. Wexford

DESCRIPTION: Hillview is located in Glynn, just 15 minutes from Wexford town off the N25 main road from Wexford to New Ross and only 20 mins to New Ross. The village of Glynn is a short 3km distance with a primary school, after school and ECCE facility, church and community hall. The popular Glynn Barntown GAA club house and grounds is 5km from the property. Further village amenities can be found in Killurin with local shop, hairdressers, takeaway and pubs.

The new road network to Dublin is easily reached offering an easy motorway commute when and if required. The property is on a bus route servicing primary and secondary schools to include Glynn National School, all Wexford town schools and Adamstown Colaiste Abbain.

The bungalow comprises of an entrance hall, kitchen/dining room, living room, a large sitting-room, sun room, three bedrooms and family bathroom. Built in 1988 with recent extensions this wonderful bungalow and a must view.

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



ACCOMMODATION

Entrance Hallway	1.80m x 1.64m	Tiled floor, door leading to:
Kitchen	3.66m x 3.00m	Tiled floor, floor & eye level cabinets, gas oven & hob, undercounter fridge, stainless steel sink with drainer – overlooking front garden.
Living Room	3.66m x 2.84m	Tiled flooring, solid fuel stove with back boiler, t.v. & electrical points, electric heater. Hotpress to the corner with shelving storage.
Inner Hall	6.25m x 1.65m	With laminate flooring, radiator cover, Stira to attic, electric heater, fuse board.
Sitting Room	5.31m x 4.43m	Carpet flooring, open fireplace with cast iron surround, electric heater, dual aspect overlooking front garden and side patio. Step down to:
Sun Room/Dining Room	3.79m x 2.90m	Timber laminate flooring, door leading to patio decking.
Master Bedroom	3.67m x 3.45m	Carpet flooring, large window overlooking rear garden, electric heater.
Bedroom 2	3.86m x 3.44m	Carpet flooring, large window overlooking rear garden.
Bedroom 3	3.83m x 3.00m	Carpet flooring, large window overlooking sun room (dining room)
Family Bathroom (Wet Room)	2.25m x 1.61m	Tiled flooring, half-Mosaic tiled open shore to shower with Triton T90z shower, w.c., w.h.b. & Dimplex heater

Total Floor Area: c. 97 sq.m. / 1,045 sq.ft.





Features

- Detached bungalow
- Extending to c. 97 sq.m. / 1,045 sq.ft.
- 3 bedroom, 1 bathroom
- Sought after rural location
- Private site with large rear garden

Outside

- Electric gate entrance
- Tarmac driveway
- Mature gardens
- South facing patio
- Enclosed dog run
- Garden shed
- Site extending to c. 0.34 acres

Services

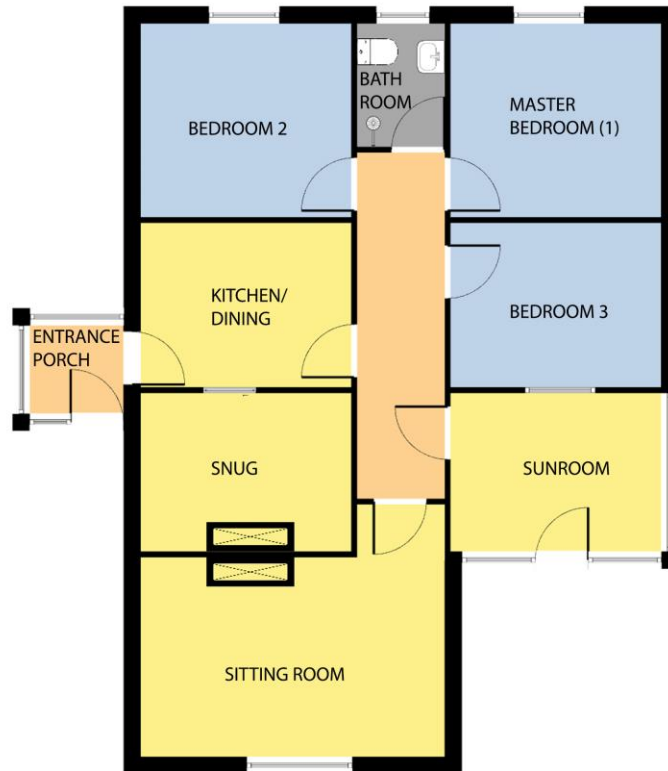
- Mains water
- Septic tank
- Solid fuel stove with BB.
- Electric heaters
- Broadband available

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: Eircode: Y21 XD57



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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Building Energy Rating (BER): D2 BER No. 110754512
Energy Performance Indicator: 263.8 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents.

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