

FOR SALE

AMV: €220,000/€240,000

File No. d260.CWM



No. 43 Windmill Heights, Wexford

- Wexford town centre location within east walking distance of all amenities.
- Two storey semi-detached residence with 4 bedrooms and 2 bathrooms.
- Extending to c. 102 sq.m. / 1,098 sq.ft. with a large enclosed garden.
- Ready for immediate occupation.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

No. 43 Windmill Heights, Wexford

Kehoe & Assoc. are delighted to bring to market this property in a superb town location. The property was constructed in 1997 in this secure gated community.

43 Windmill Heights in one of two houses in this development and within walking distance of Wexford town centre, schools, shops, hospital and all amenities. The location offers easy access onto the N11 to M11 and N25. A very convenient location.

Extending to 102 sq m of very well laid out living accommodation, 4 bedrooms, one on the ground floor and spacious kitchen / diner / sitting designed for entertaining and everyday life overlooking the private enclosed garden and patio area. The interior offers a neutral colour scheme throughout and the large feature windows allow lots of natural light throughout the day. Ready for immediate occupancy.

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ACCOMMODATION

Entrance Hallway	4.37m x 1.77m	Tiled flooring, gate intercom, electric fuse board.
Living Room	4.3m x 3.68m	Timber laminate flooring, feature fireplace with cast iron insert & timber surround. Electrical, t.v. and Broadband points. Double doors to:
Kitchen/Dining Area	6.28m x 3.17m	Tiled flooring, floor & eye level cabinets, integrated Whirlpool oven, Normende 4-ring electric hob and extractor fan overhead. Undercounter Belling fridge, Indesit 6kg washing machine/dryer. Ample worktop space with tiled splashback, stainless steel sink & drainer (sink overlooking rear garden). Sliding doors to large patio, leading to enclosed rear garden.
Guest W.C.	1.41m x 0.61m	Tiled flooring , w.h.b. with tiled splashback, w.c.
Bedroom 4/Second Living Room	4.06m x 3.47m	Timber laminate flooring, open fireplace with granite tile and timber surround. Dual light aspect overlooking front and rear. Electrical and t.v. points.
Timber staircase to first floor		
Landing	3.01m x 1.73m	T&G flooring, Stira access to attic. Hotpress with dual fuel immersion and shelving.
Bedroom 1	4.41m x 2.81m	T&G floor, built-in treble-bay wardrobes, electrical points. Window overlooking rear garden – water views.
Bedroom 2	4.41m x 3.42m	T&G flooring, large window overlooking front of property, built-in treble bay wardrobes, electrical and t.v. points.
Bedroom 3	2.70m x 2.06m	T&G flooring, built-in wardrobes, window overlooking front of property, electrical points.
Family Bathroom	2.41m x 1.70m	Fully tiled, bath with chrome showerhead faucet. Separate corner shower stall with Triton T90z electric shower, w.h.b., w.c. and Dimplex heater.

Total Floor Area: c. 102 sq.m. / 1,098 sq.ft.







Features

- Four bedrooms, two bathrooms
- Secure gated development
- Built-in wardrobes in three bedrooms
- Extending to c. 102 sq.m. / 1,098 sq.ft.
- Ready for immediate occupancy.

Outside

- Parking to the front
- Side entrance
- Large patio
- Low maintenance garden

Services

- Mains water
- Mains drainage
- OFCH
- Broadband
- PVC double glazed windows.

Management Fees: Building Insurance, bins & grass cut, property painted (exterior paint in 2022) – Fee is c. €1,156.40

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: Y35 R6W7





Building Energy Rating (BER): C2 BER No. 104045604
Energy Performance Indicator: 185.48 kWh/m²/yr

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

Sales Agent

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