

FOR SALE

AMV: €450,000

File No. d778.BF



Altenberg, Coolcotts, Wexford

- Altenberg is an attractive detached bungalow in this most convenient location within easy reach of the ring road, national roads network, Wexford General Hospital, Wexford County Council, Department of the Environment, Industrial, Business, Retail Parks and all town amenities.
- A leisurely 20 minute' walk or short bus ride will take you to the town centre with its fabulous Waterfront Promenade and bustling Main Street with an excellent array of shops, boutiques, café's and restaurants. Train and bus services are available from Redmond Square and also from the Newtown Road less than 5 minutes' walk from the property.
- The property was originally constructed in the mid 1960's and offers generously proportioned well laid out accommodation with bright and airy light filled rooms. Tastefully decorated with little French influence and presented to the market in good condition throughout. Very private site with mature nicely planted gardens.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**

Altenberg is an attractive detached bungalow in this most convenient location within easy reach of the ring road, national roads network, Wexford General Hospital, Wexford County Council, Department of the Environment, Industrial, Business and Retail Parks. A choice of shops, primary schools and secondary schools are available in the immediate area. A leisurely 20 minute' walk or short bus ride will take you to the town centre with its fabulous Waterfront Promenade and bustling Main Street with an excellent array of shops, boutiques, café's and restaurants. Train and bus services are available from Redmond Square and also from the Newtown Road less than 5 minutes' walk from the property.

The property was originally constructed in the mid 1960's and offers generously proportioned well laid out accommodation with bright and airy light filled rooms. Tastefully decorated with little French influence and presented to the market in good condition throughout. The current owner has upgraded the property with triple glazed uPVC windows and doors, attic insulation, new showers and modern fitted kitchen. The accommodation briefly comprises entrance hallway, large sitting room, dining room, conservatory, kitchen, utility room, shower room, bathroom, 3 double bedrooms (one ensuite) and office/fourth bedroom.

Surrounded by mature nicely planted gardens with a lovely collection of ornamental trees and flowering shrubs. Gravelled drive/forecourt offering ample parking. The elevated patio area with pergola running along the front of the house and paved patio area to the side are positioned to take full advantage of the sunshine throughout the day and offer the perfect spot for outdoor dining and entertaining. The rear garden is very private surrounded by mature hedging and has some mature apple trees and ample space for a kitchen garden, there is also a useful garden shed/fuel store.

Viewing of this well located detached bungalow comes highly recommended, contact Wexford Auctioneers Kehoe & Associates for viewing arrangements.





ACCOMMODATION

Entrance Porch	1.46m x 1.54m	With tiled floor.
Entrance Hallway	4.08m x 1.85m	
Living Room	7.44m x 3.41m	With feature open fireplace, timber floor, centre piece, coving and door to:
Dining Room	7.43m x 3.80m	With timber floor, hotpress with dual immersion, French doors to outside and French doors to:
Conservatory	7.02m x 2.92m	With tiled floor and two sets of patio doors leading to garden.
Kitchen	3.72m x 4.44m	With excellent range of fitted kitchen units, hob, extractor, oven, part tiled walls and tiled floor.
Utility room	3.64m x 1.97m	With sink unit, built-in storage press, shelving, tiled floor and door to outside.
Shower Room	3.00m x 1.64m (max)	Tiled shower stall, w.c., w.h.b. and part tiled walls.
Office / Bedroom 4	2.70m x 2.46m	With built-in shelving.
Bathroom	2.69m x 1.83m	With shower stall, w.c., vanity w.h.b., part tiled walls and tiled floor.
Master Bedroom	4.72m x 3.17m	with dressing room and shower room ensuite.
Dressing Room	2.50m x 2.44m	With built-in storage units
Ensuite	2.51m x 1.65m	With tiled shower stall with electric shower w.c., vanity w.h.b. and tiled floor.
Bedroom 2	4.17m x 2.71m	
Bedroom 3	3.47m x 2.91m	With built-in wardrobes and w.h.b.

Total Floor Area: c. 170 sq.m. (c. 1,829 sq.ft.)





Features

- Spacious detached bungalow
- Light filled well laid out accommodation
- Convenient location
- Within easy reach of all amenities
- Triple glazed uPVC windows
- New fitted kitchen

NOTE: The sale is inclusive of all carpets, curtains, blinds, light fittings, hob, extractor and oven. The light fittings in the Dining Room is expressly excluded from the sale.

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

DIRECTIONS: Eircode Y35V0H9

Outside

- Site 0.34 hectares/0.84 acres
- Mature landscaped gardens
- Elevated patio with pergola
- Paved patio area
- Gravelled drive/forecourt
- Fuel store/garden shed

Services

- Mains electricity
- Mains drainage
- Mains water
- OFCH





Approximate total area⁽¹⁾
175.4 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Building Energy Rating (BER): E1 BER No. 115541799
Energy Performance Indicator: 313.07 kWh/m²/yr

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

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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. PRA No. 002141