FOR SALE

Offers in excess of €199,000 **File No.E329.CWM**

50 Kennedy Park,
Wexford Y35 F2P2

- **Spacious three-bedroom terraced family home extending to c. 128 sq. m., built in 1966.**
- **Superbly located within walking distance of Wexford Town Centre and an excellent range of schools, shops, leisure and everyday amenities.**
- **Triple-glazed front windows and door upgraded in 2018, with generous attic-level ancillary/storage space offering further potential.**
- **Sunny rear patio terraces with mature planting and storage sheds, together with resident permit street parking.**
- **To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393**

SOCIETY OF CHARTERED SURVEYORS IRELAND

RICS

Kehoe & ASSOC.

50 Kennedy Park,
Wexford Y35 F2P2

Kehoe & Assoc. are delighted to present 50 Kennedy Park, a spacious three-bedroom terraced residence superbly positioned within easy walking distance of Wexford Town Centre and its extensive range of amenities. Built in 1966 and extending to approximately 128 sq. m., this well-established family home offers generous accommodation, excellent storage and considerable potential for a purchaser to create a wonderful home in a highly convenient residential setting.

The location is a particular feature, offering all the advantages of town living with shops, supermarkets, schools, cafés, restaurants, sporting facilities and everyday services readily accessible. Wexford's vibrant town centre, Main Street and the quays are all within comfortable walking distance, making this an attractive option for families, first-time buyers or those seeking a substantial home where reliance on the car can be kept to a minimum.

The accommodation opens through an entrance hallway leading to a comfortable sitting room featuring a solid-fuel stove with back boiler. A separate dining room provides excellent family and entertaining space, while the kitchen overlooks the rear of the property. A guest bathroom completes the principal ground-floor accommodation. There is also a separate boiler house offering useful additional space and potential for conversion to a utility area, subject to individual requirements.

Upstairs, the generous main bedroom is fitted with built-in wardrobes and has the added benefit of a doorway providing access via a fixed staircase to a substantial attic-level ancillary/storage area. With a Velux rooflight already in place, this is an excellent additional space offering potential for further development or enhancement, subject to any necessary planning permission and building regulations. Two further bedrooms, both with built-in wardrobes, complete the first-floor accommodation, with the hot press incorporated into one of the bedrooms.

The property has benefited from some worthwhile upgrades, including the replacement of the front door and windows with triple-glazed units in 2018. Outside, the rear garden is arranged with patio terraces enjoying a sunny aspect, complemented by mature planting and useful storage sheds, creating a private and easily maintained outdoor space.

On-street parking is facilitated through the resident parking permit scheme. The property is offered with appliances included, with the exception of the washing machine.

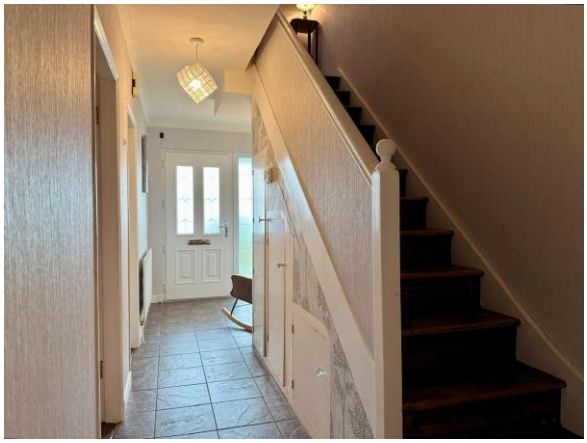
50 Kennedy Park represents an excellent opportunity to acquire a substantial three-bedroom family home of approximately 128 sq. m. in an established residential location, combining generous accommodation, valuable additional storage and future potential with the exceptional convenience of Wexford Town Centre within walking distance.

It is highly recommended, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.

ACCOMMODATION

Storm Porch	1.74m x 1.32m	Tiled step with step up into entrance hall. Double glazed composite door.
Entrance Hallway	5.45m x 1.80m	Tiled flooring, coving, storage area.
Door leading through to:		
Sitting Room	4.01m x 3.64m	Timber oak flooring, feature fireplace with insert fire stove, stone surround, timber mantelpiece and marble hearth, serving as a back boiler, dual alcove space, large triple glazed window overlooking front garden, noting triple glazing has benefit of reducing any street noise.
Double leading through to:		
Second Sitting Room/Dining Room	3.69m x 2.33m	Timber laminate flooring and coving.
Door leading through to:		
Kitchen/Dining Room	4.26m x 3.22m	Tiled flooring fully fitted kitchen with floor and eye level cabinets, ample worktop space, stainless steel sink and drainer, appliances include Hotpoint free standing fridge freezer, Belling electric oven with tiled splashback, Thor dryer enclosed in corner press, space for washing machine. Separate pedestrian door leading out to the rear garden with aspects enjoying all day sun.
Door leading to:		
Enclosed Side Passage/Boiler House	3.24m x 2.03m	Ample space for storing coal and outdoor materials with a Perspex under concrete roof and steps up to boiler house with electricity points and open shelf storage.
From Central Hallway door leading through to:		
Shower Room	1.77m x 1.64m	Tiled floor, floor to ceiling tiled surround, enclosed large corner shower with Triton T90 sr, w.h.b with built in cabinetry underneath, mirror and lighting overhead, w.c and large chrome towel rail.

SOUTH MELBOURNE
BALACLAVA
ELSTERNWICK
BRIGHTON
BREAD



ACCOMMODATION

First Floor:

Landing Area	2.42m x 1.07m	
Master Bedroom	4.11m x 2.87m	Timber laminate flooring throughout, two large, double-glazed windows overlooking rear garden, full wall of built in closets.
Further door with staircase leading to:		
Attic Storage Space	5.36m x 3.16m	Development potential with Velux window overhead. Carpeted flooring, electric points and radiator fitted.
Bedroom 2	3.52m x 2.84m	Tongue and groove flooring, built in storage wardrobes and separate hot-press with ample shelf storage. Triple glazed window overlooking front garden.
Bedroom 3	2.71m x 2.33m	Carpeted flooring, built in closets and triple glazed window overlooking front garden, ideal for home office or single bed use.

Total Floor Area: c. 128 sq.m / 1,377 sq.ft

Features

- Built in 1966.
- Three bedrooms, One bathroom.
- Extending to c. 128 sq.m / 1,377 sq. ft.
- Town centre location.

Outside

- Patio terraces with sunny aspect.
- Storage sheds.
- Mature planting.
- Resident Parking Permit for street parking.

Services

- Mains water.
- Mains drainage.
- OFCH (serviced annually).
- Stove with back boiler
- Fibre broadband.

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 F2P2**

Building Energy Rating (BER): E1 BER No. 119047322
Energy Performance Indicator: 307.12 kWh/m²/yr

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

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