

FOR SALE

AMV: €435,000

File No.D887 .CWM



“Villa Rosa”, Glenville Road, Wexford Y35 D9C6

- **Superb countryside views from this Wexford town elevated location with the choice of all that Wexford have to offer including walks, beaches, coffee shops, gym, pool, golf courses, grocery shops, restaurants, bars, boutique shops, and much more.**
- **Detached bungalow with four bedrooms & two bathrooms extending to c.132 sq.m.**
- **Recent renovations include all new flooring to include timber laminate flooring & carpets, new radiators throughout, new internal doors and newly refurbished family bathroom.**
- **Accommodation entrance hall, sitting room, kitchen/ dining, utility, newly renovated bathroom, four bedrooms with a master ensuite.**
- **To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393**



**Kehoe
& ASSOC.**

Villa Rosa, Glenville Road, Wexford Y35 D9C6

Discover the charm and character of this family home built in the 1970s and modernised throughout in recent years. Spanning c. 132 sq. m., this delightful home boasts spacious living quarters and four comfortable bedrooms with a master ensuite.

Nestled within landscaped gardens that extend to c. 0.39 of an acre, this property provides a tranquil space for relaxation and recreation with ample garden vistas. The meticulously maintained outdoor space features a pond, lush greenery, mature boundary trees, picket fencing and a resin driveway, creating a picturesque setting that complements the home's cottage style appeal.

As you step inside, you are welcomed by an inviting entrance hall that leads to the heart of the home. The sitting room exudes warmth and comfort, making it an ideal spot for relaxation. The open-plan kitchen and dining room create a seamless flow, perfect for entertaining and daily family gatherings. Adjacent to this space, the utility room offers practical storage solutions. The four generously sized bedrooms offer ample space for rest and rejuvenation, with the master bedroom boasting an ensuite bathroom. A well-appointed newly refurbished family bathroom caters to the needs of the other bedrooms.

There is a large loft with great potential to expand the footprint. Outside the garden room could easily host a family gaming, a home gym, or a productive home office.

Don't miss the opportunity to make this supremely located property your own. Schedule a viewing today to experience its unique charm and potential.

Early viewing of this property comes highly recommended. For further details and appointment to view contact Wexford Auctioneers; Kehoe & Associates on 053 9144393.



ACCOMMODATION

Storm Porch 1.42m x 0.74m
Entrance Hall 3.74m x 1.81m

Liscannor stone tiles.

Timber laminate flooring, dado rail, coving, alarm system.

Door leading through to:

Sitting Room 4.84m x 4.37m

Carpeted flooring, feature fireplace with redbrick surround and elevated stone tv console space, solid fuel stove, timber cladding surround, large window overlooking front driveway and front gardens, ceiling battens and coving, ample tv points and plug points,

Kitchen/Dining Room 6.53m x 3.62m

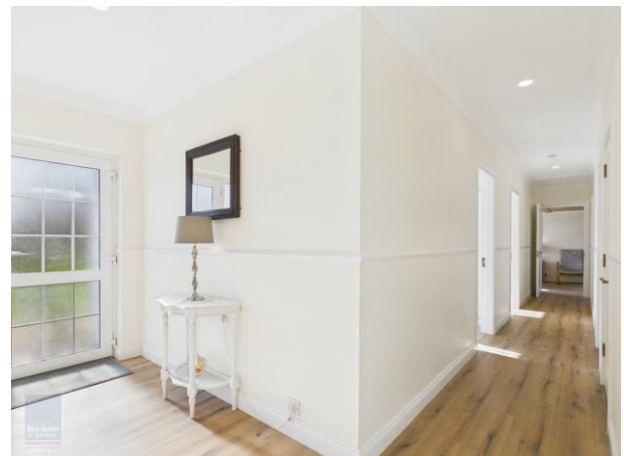
Timber laminate flooring, floor and eye level cabinets, fully refurbished in 2024, painted with new handles and new worktop, ample worktop space with new Frank double drainer sink and tiled splashback throughout, 4 ring Nordmende electric hob with extractor fan overhead Beko built-in oven, space for a double oven. Nordmende dishwasher and free standing Beko fridge, recess lights and drop pendant over table area. Dual aspect with large window overlooking large rear garden and patios and window overlooking side access.

Door leading to:

Utility Room 2.84 x 1.80m

Timber laminate flooring, Hotpoint washing machine, Hotpoint dryer, ample worktop space with partially wall tile splashback, storage cabinets with shelves and free-standing Hotpoint freezer, door leading to rear garden, coving.

Corridor leading to accommodation area:





ACCOMMODATION

| | | |
|------------------------------------|---------------------------|---|
| Corridor | 7.72m x 1.04m | Timber laminate flooring, dado rail, coving, recess lights, door leading to hot-press with ample shelving with dual fuel immersion. |
| Master Bedroom | 6.54m (max) x 2.02m (max) | Carpeted flooring, feature bay window overlooking front garden and forth mountain and forestry views, ample plug points, timber ceiling, hatch to attic. |
| <i>Door leading to:</i> Ensuite | 1.76m x 1.64m | Tiled flooring, floor to ceiling tile surround, timber clad ceiling, recess lights, enclosed large shower, Triton T90xr, w.h.b radiator towel rail and w.c.. |
| Bedroom 2 | 3.98m x 3.65m | Carpeted flooring, large window overlooking rear gardens, coving, ceiling rose, ample plug points. |
| Bedroom 3 | 3.49m x 3.18m | Carpeted flooring, 2 windows overlooking front garden and Fort Mountain forestry views, built-in wardrobes and ceiling rose, ample plug points. |
| Bedroom 4 | 3.52m x 3.18m | Carpeted flooring, 2 windows overlooking front gardens and Forth Mountain forestry views, coving, ceiling rose, built-in wardrobes ample plug points. |
| Family Bathroom | 3.63m x 1.81m | Tiled flooring, floor to ceiling tiles within enclosed shower, Triton T90sr with rain-water shower head, recess lights, coving, bath with half wall tile surround, w.h.b with cabinetry underneath, chrome towel, mirror and w.c. |

Total Floor Area: c. 132 sq. m / 1,420 sq. ft.





Features

- Built in c. 1970s
- Detached bungalow
- 4 bedrooms, 2 bathrooms
- Extending to c. 132 sq. m

Outside

- Landscaped gardens c. 0.39 Acres
- Multiple patio spaces
- Garden room suitable for a range of activities
- Workshop
- Resin driveway
- Feature pond

Services

- Private well
- Septic tank
- OFCH
- Fibre broadband
- Alarm

Outside: Office/gym/multi-purpose room 6.12m x 3.02m, tiled flooring, vinyl cladding surround, three windows overlooking the gardens, perspex velux overhead, ample light with electrics and access to water, there is a drainage system to accommodate washing floors here, this room has multiple purpose, ideal hot tub point, gym, office can easily be converted to use for commercial business and potential for food operation or indeed a dark room parlour.

Workshop/storage shed – 6.15m x 1.49m. concrete floor, galvanised perspex roof overhead with electric points built-in to the walls here. Third hatch ideal for drying timber.

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 D9C6







Building Energy Rating (BER): C3 BER No. 109326744
Energy Performance Indicator: 219.79 kWh/m²/yr

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

Sales Agent
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