

# FOR SALE

AMV: €525,000

File No. d900.CM



## “Manapouri”, Belvedere Road, Wexford

- A wonderful family home presented in excellent condition – within walking distance of all amenities in Wexford Town.
- With bright, free flowing accommodation on a large site with a private rear garden laid out in lawn.
- Exceptional location on Belvedere Road - one of Wexford’s most sought-after addresses.
- Accommodation briefly comprises; entrance hall, living room, kitchen/diner, sitting room, 4 large bedrooms including an impressive master suite, with walk-in wardrobe.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393 or at [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)



**Kehoe  
& ASSOC.**



## Location

Ideally located on Belvedere Road, Manapouri offers the best of both worlds – a peaceful residential setting within walking distance of Wexford Town's vibrant centre. This sought-after and convenient location provides a perfect balance of tranquillity and accessibility, making it an excellent choice for those seeking comfort and convenience.

A short stroll brings you to the heart of Wexford Town, where you'll find an array of shops, cafés, restaurants, and everyday services. Key amenities such as Wexford's train and bus stations, The National Opera House, and the scenic Wexford Quay front are all easily accessible, ideal for commuters and those who enjoy an active, connected lifestyle.

Wexford continues to thrive as a desirable place to live, attracting residents who value its coastal charm, strong community feel, and excellent local infrastructure. If you are searching for a bungalow residence in a convenient location this is an opportunity not to be missed. We highly recommend viewing.

**Wexford Quays**



**National Opera House**



## “Manapouri”, Belvedere Road, Wexford

“Manapouri” is a substantial four-bedroom residence located on Belvedere Road, one of Wexford Town’s most established and well-regarded residential areas. Positioned on a mature, private site, the property offers a generous layout extending to approximately 183 sq. m / 1,964.85 sq. ft. In addition to this there is an attached garage.

The accommodation includes four well-proportioned bedrooms, including a large master suite complete with ensuite bathroom and walk-in wardrobe. Living spaces are bright and versatile. The layout offers flexibility and flow, well-suited to a range of lifestyle needs. Manapouri offers a large, mature garden. Surrounded by established planting, the garden offers a high degree of privacy and a peaceful outdoor setting. The rear garden is laid out in lawn and provides excellent space, perfect for outdoor dining etc. There is a large patio area and a wide selection of mature trees. To the front there is an extensive driveway, rendered with tarmacadam providing ample parking for many cars. There is very impressive landscaping and a paved area with steps to the front door.

Belvedere road enjoys a privileged location within walking distance of all amenities in Wexford’s Town Centre. All amenities are literally on your doorstep including, schools, supermarkets, restaurants, train station, bus station etc.











## ACCOMMODATION

Entrance Porch	2.49m x 1.57m	
Inner Hallway	3.50m x 2.54m	With walk-in cloaks cupboard.
	4.95m x 1.03m	
Sitting Room	5.83m (max) x 4.82m	With gas fire and tiled surround.
Kitchen / Dining Room	6.34m x 3.62m	With fitted kitchen, extensive floor and wall units, integrated appliances and tiled splashback.
Utility Room	2.19m x 2.35m	
Guest W.C.		
Living Room	5.66m x 4.00m	With feature fireplace, ceiling coving and sliding door to outdoor patio area.
Rear Hallway	5.70m x 1.03m	
Master Bedroom	5.08m x 3.72m	
Ensuite	2.74m x 2.16m	With w.c., w.h.b., shower stall with Triton power shower
Walk-in Dressing Room (Adjacent)		
Bedroom 2	3.84m x 3.02m	With built-in wardrobes.
Bedroom 3	3.84m x 2.89m	With built-in vanity unit and w.h.b. and wardrobes.
Bedroom 4	3.80m x 3.35m	With built-in wardrobes.
Family Bathroom	3.98m x 2.69m (max)	With w.c., w.h.b., bath, shower stall with Triton shower, tiled floor and half wall.

**Total Floor Area: c. 182.54 sq.m. (c. 1,965 sq.ft.) / Excluding Garage**















## Features

- Beautifully presented home
- 4 Spacious bedrooms
- Most impressive master suite
- Superb town centre location
- Walking distance to town amenities

## Outside

- Extensive private garden
- Sun trapped patio to the rear
- Excellent off-street parking
- Private gated Entrance

## Services

- Mains water
- Mains drainage
- OFCH
- ESB
- High speed broadband

**VIEWING:** Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc.

**PLEASE NOTE:** The following items are included in the sale: carpets, curtains, light fittings, blinds and the kitchen electrical appliances including fridge freezer, oven, dishwasher, chest freezer, washing machine and dryer. Other house contents and the Adman steel shed may be available at an agreed price extra.

**DIRECTIONS:** In Wexford Town, proceed up Hill St and continue up Belvedere Road, go straight through the roundabout after Wexford Courthouse. The property is 100m (approx.) up on the right. (For Sale Signage) **Eircode: Y35 T2T9**









**Building Energy Rating (BER): F BER No. 118541598**  
**Energy Performance Indicator: 388.35 kWh/m<sup>2</sup>/yr**

**VIEWING:**

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Selling Agent

**Colum Murphy**

**Contact No: 053-9144393**

**Email: [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)**

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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