

# FOR SALE

AMV: €395,000

File No. c764.LM



## 10 Manor Avenue, Roxborough Manor, Wexford

- Built in 2022, this remarkable two storey detached house is located in this much sought-after development of Roxborough Manor.
- Panoramic sea views to the rear of this home.
- Extending to c. 141.6 sq.m. / 1,524 sq.ft. An A2 property built to high finishing standards with bespoke kitchen units, built-in wardrobes and extensive tiling.
- Accommodation comprises; 4 bedrooms, 3 bathrooms, large open plan kitchen/dining/leisure area, utility room, living room and spacious hallway with dedicated study desk area.
- Large south facing garden with patio tucked into a sun trap sheltered spot with stunning sea views and natural ditch as rear boundary.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe  
& ASSOC.**

## No 10 Manor Avenue, Roxborough Manor, Wexford

**DESCRIPTION:** Kehoe & Assoc. are delighted to bring this well laid-out A2 rated property to market. A four-bedroom detached home in Roxborough Manor built in 2022. Spacious and full of natural light extending to c. 141 sq.m. / 1,524 sq.ft. High specification finish including double glazed PVC windows and bespoke kitchen & island, utility room is pressed and 3 bedrooms feature built-in wardrobes.

An easy life awaits here in with the Golf Course just a 15 minute walk away. This home benefits from an A2 rating and an Air to Water heat pump system. A pressured shower in the main bathroom and ensuite. Quality tiling in bathroom, en-suite, kitchen, utility and entrance hall.

There is a south facing patio ideally located off the double open plan sliding doors - ideal for al fresco dining with stunning panoramic sea views.

Located within a short drive of Wexford town and a host of local schools.

A must view – to arrange a suitable viewing time contact the sole selling agents Kehoe & Assoc. on 053 9144393.

### Stunning sea views from south-facing rear garden



## ACCOMMODATION

Entrance Hallway	3.80m x 3.0m	Tiled flooring. Study desk area.
Guest W.C.	2.25m x 1.68m	Tiled flooring, w.c. & w.h.b.
Kitchen/Living / Leisure Area	9.56m x 3.4m	Tiled flooring throughout. Cedarwood fitted kitchen with island - floor & eye level cabinets with quartz worktops. Large island with quartz worktop, ample storage space & drawers and breakfast counter space. Window overlooking rear garden with panoramic sea view. Double sliding doors leading out to large South facing patio area. Extra veiling height in leisure area of room which also is dual aspect to front and rear gardens.
Utility Room	3.42m x 1.53m	Built in cabinets. Tiled Floor. Door with access to rear garden.
Living Room	4.93m x 4.53m	
<b>First Floor</b>		
Master Bedroom	4.03m x 3.43m	Large window overlooking green space. Built in wardrobes.
En-suite	2.22m x 1.41m	Tiled flooring and walls. Fully tiled corner shower with pressurised shower, W.C., w.h.b. with drawer cabinet underneath.
Bedroom 2	3.29m x 3.44m	Built in wardrobes. Window overlooking garden and panoramic sea views.
Bedroom 3	2.99m x 2.52m	Built in wardrobes.
Family Bathroom	3.26m x 2.78m	Tiled floor & walls, bath with separate shower stall. W.C., w.h.b. with drawer & underneath.
Bedroom 4	3.3m x 2.19m	Built in wardrobes.

**Total Floor Area: c. 141 sq.m. / 1,524 sq.ft**





## Features

- Located in the popular destination of Roxborough Manor
- A2 property, built in 2022
- Extending to c. 141 sq.m. / 1,524 sq.ft.
- 4 bedrooms, 3 bathrooms
- Spacious and full of natural light

## Outside

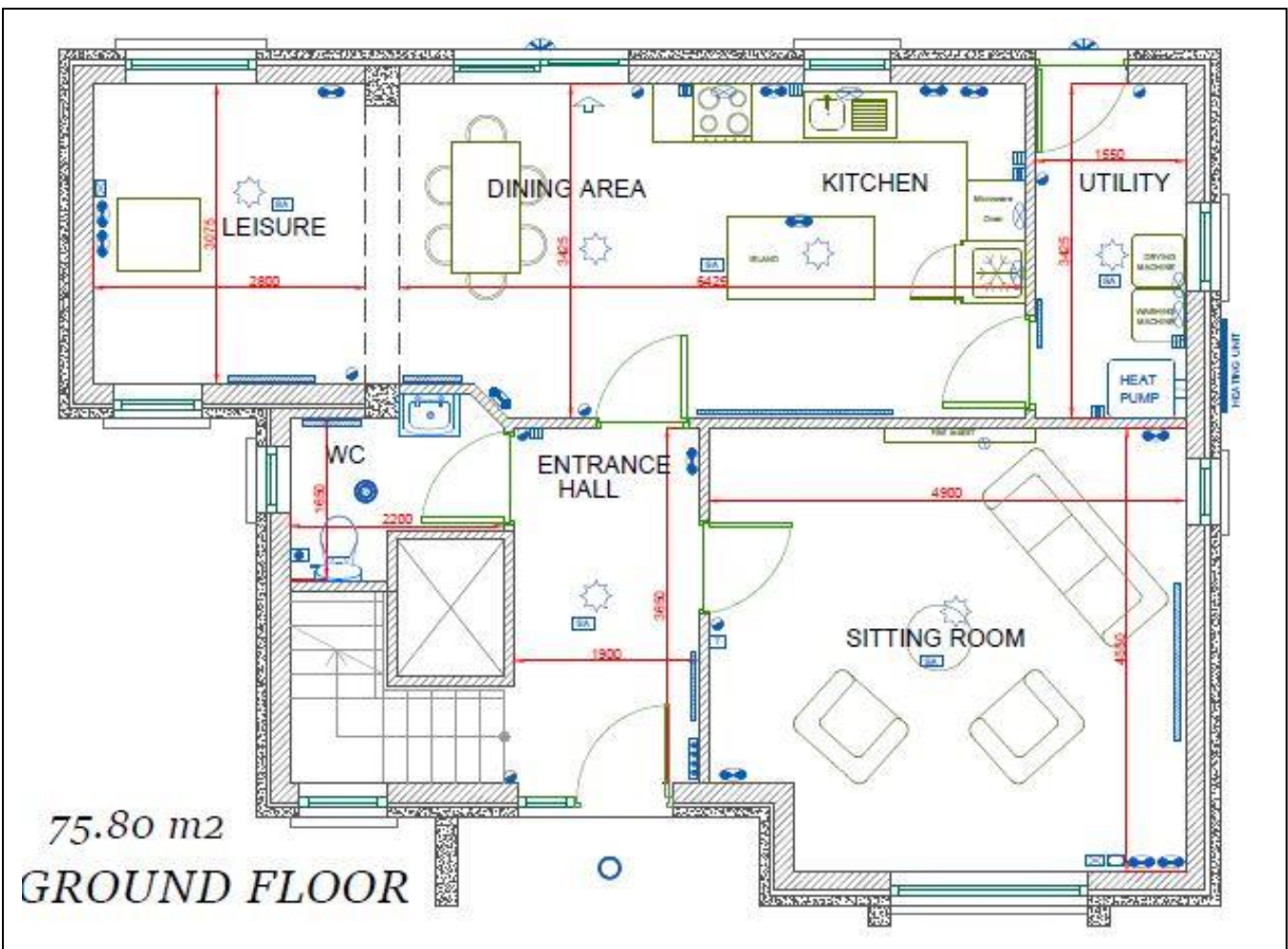
- Recently laid lawns, rear boundary is a natural ditch.
- Footpath surround and all level access
- Cobblelock driveway, side gates.
- Wired for electric car charging point
- Off street parking.

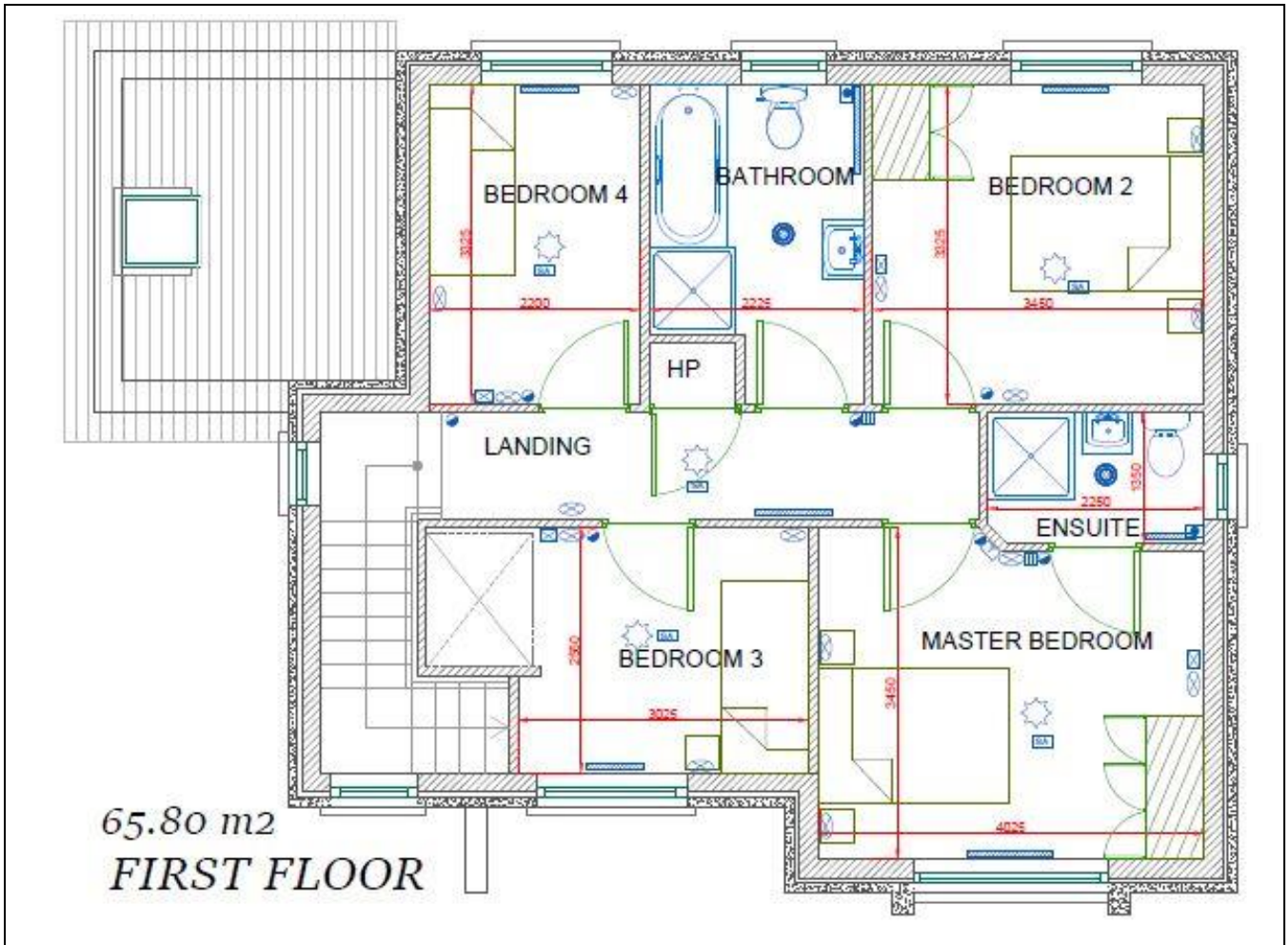
## Services

- Mains water
- Mains drainage
- Air to Water heating system.
- Fibre Broadband available.

**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 KP0Y





**Building Energy Rating (BER): A2**

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

**Sales Agent**

**Louise Morton**

**087 3904999**

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



**Kehoe & Assoc.,**

Commercial Quay,

Wexford

053 9144393

[www.kehoeproperty.com](http://www.kehoeproperty.com)

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



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. PRSA No. 002141