

FOR SALE

AMV: €265,000

File No.E437.CWM



6 Oak Tree Rise, Newlands, Wexford Y35 E7CO

- A detached bungalow, in walk-in condition with a newly renovated bathroom ensuite to the master bedroom.
- Ideally located in a quiet neighbourhood within walking distance to local / national bus routes and Wexford General Hospital.
- Built in 1993 two-bedrooms, two-bathroom, extending to c. 70 sq.m.
- Ideal home office or workshop in the enclosed private westerly facing rear garden
- Accommodation comprises of an entrance hallway, sitting room, kitchen/ dining room, two bedrooms and a newly renovated bathroom ensuite and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

6 Oak Tree Rise, Newlands, Wexford Y35 E7CO

6 Oak Tree Rise, Newlands represents an excellent opportunity to acquire a charming and well-situated detached bungalow in one of Wexford Town's most convenient and established residential areas. Constructed in 1993 and extending to c. 70 sq. m., this attractive residence offers well-proportioned accommodation together with significant potential for further enhancement. Ideally located just off the Newtown Road and directly opposite Wexford General Hospital, the property combines everyday convenience with a quiet and mature neighbourhood setting.

Situated within a peaceful and well-established development, the location will appeal to those seeking both tranquillity and accessibility. Wexford Town centre is within easy reach and offers an extensive range of amenities, including boutique shops, supermarkets, and a wide selection of cafés, restaurants, traditional pubs, and hotels. The nearby waterfront promenade provides an attractive setting for leisure and recreation, while cultural venues such as the National Opera House, Wexford Arts Centre, and Wexford Library further enhance the appeal of the area.

The property also benefits from excellent transport links. A nearby stop on the Wexford Local Link provides convenient local connectivity, while regular bus services to Dublin and Waterford are available within a comfortable five-minute walk, making commuting and travel straightforward.



Internally, the property is presented in excellent condition and benefits from double-glazed uPVC windows installed in 2008. The principal bedroom is generously proportioned and includes a recently installed en-suite bathroom (2022). The accommodation is well laid out and comprises an entrance hallway, a comfortable sitting room, a kitchen/dining room, a main bathroom, two large double bedrooms, a master en-suite, and a family bathroom.

Externally, the property features a front garden with a concrete driveway providing off-street parking. To the rear, there is a fully enclosed garden with side access on both sides, along with a garden shed and boiler house. The outdoor space is both practical and easy to maintain, offering ample room for gardening and relaxation without excessive upkeep.

This compact and ideally located bungalow is likely to appeal to a wide range of purchasers, including first-time buyers, those looking to downsize, or anyone seeking a convenient town residence with further potential. Early viewing is strongly recommended to fully appreciate all that this property has to offer.

For further information or to arrange a viewing, please contact Kehoe & Associates on 053 9144393.



ACCOMMODATION

Entrance Hall 5.26m x 1.71m Timber look tiled flooring throughout.
(max)

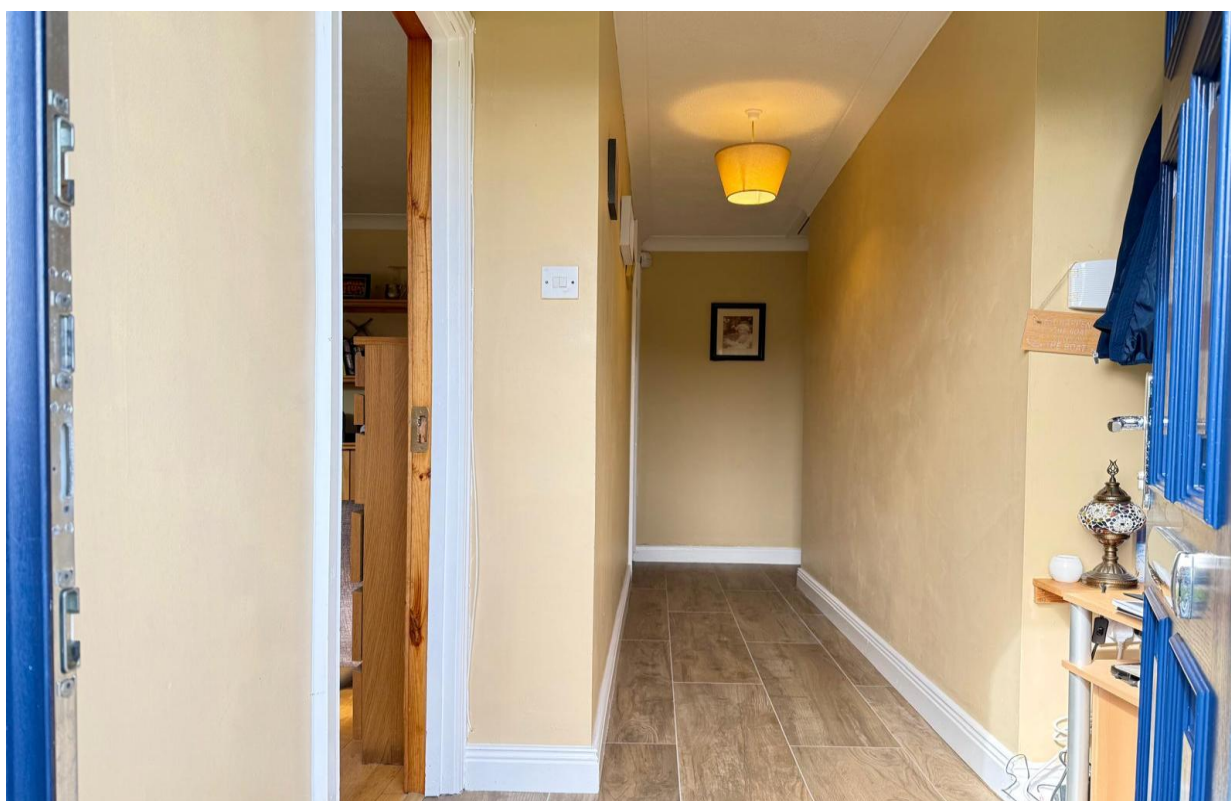
Door leading through to:

Sitting Room 4.17m x 4.13m Solid timber oak floor throughout with feature open fireplace with cast iron and tile insert and mahogany timber surround, built in solid oak cabinetry right and left of the fire with storage space and open shelf space. Coving throughout with ceiling rose, large double glaze pvc window installed in 2008 overlooking front garden and driveway.

From Central Hallway, door leading through to:

Kitchen/Dining Room 3.92m x 3.81m Tiled flooring throughout, fully fitted solid timber kitchen with floor and eye level cabinets, ample worktop space with double drainer stainless steel under large pvc double glazed window installed in 2008 overlooking rear private garden. Free standing fridge freezer, electric oven with four ring Zanussi electric hob under extractor fan, Indesit washing machine and Creda dryer. Pvc composite pedestrian door installed in 2008 leading to rear garden.

From Central Hallway, Hall leading to Bedroom quarters:



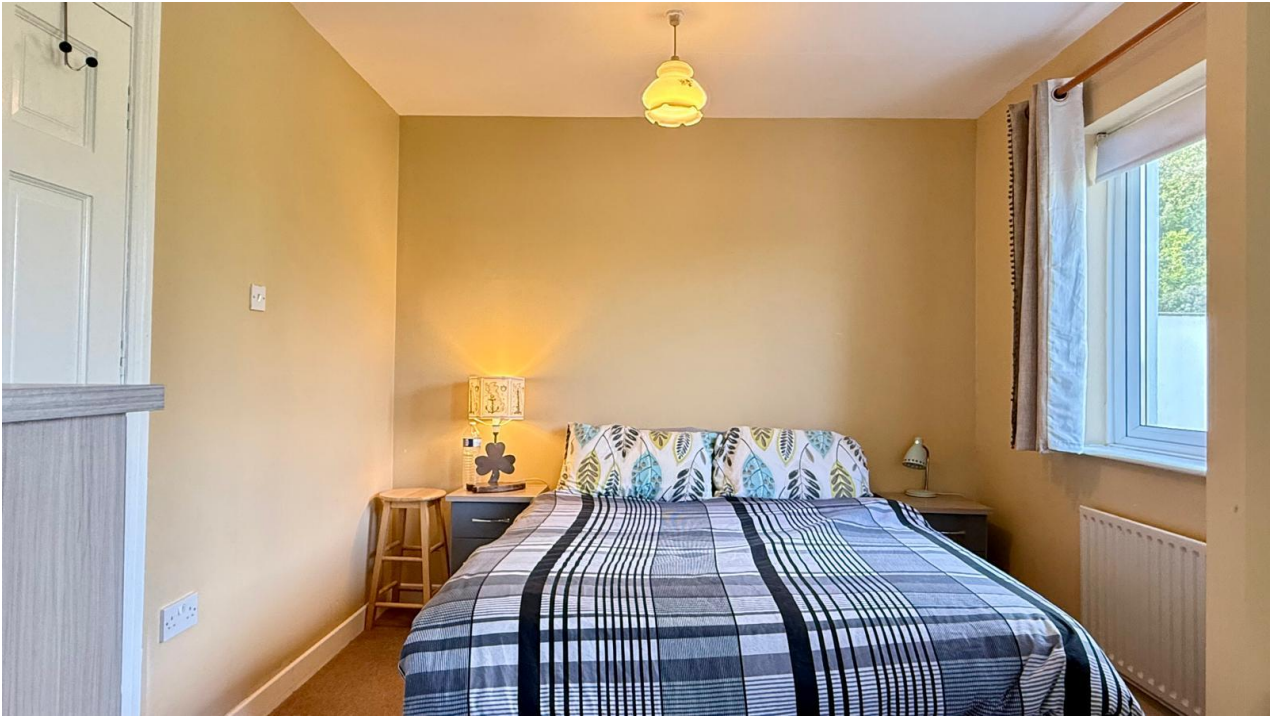




ACCOMMODATION

Hall	2.59m x 0.89m	Timber like tiled floors throughout, closet space ideal for hoover and tall accessories. Hatch to attic by Stira staircase to insulated attic space, coving throughout.
Large Master Bedroom	5.11m (max) x 2.87m	Carpeted flooring throughout remodelled throughout in 2022, with two window overlooking rear garden, double glazed pvc windows.
<i>Roller pocket door leading through to:</i>		
Ensuite	2.24m x 1.46m	Newly installed (2022). Tiled flooring, floor to ceiling tile surround, wet room style shower with mosaic tiles and inner stainless-steel drain with a Triton T90 sr electric shower and built in shower shelf, w.h.b with shelving and mirror and lighting overhead, w.c and electric Rointe electric heater with recess lights overhead and vinyl ceiling with extractor fan on an isolator switch.
Family Bathroom	2.83m x 1.82m	Tiled flooring, floor to ceiling tile surround, bath with Triton T90 si electric shower overhead, w.h.b. with shelving and mirror and w.c.. Close to hot-press with insulated tank and ample shelf storage space.
Bedroom 2	3.63m x 3.36m	Semi solid oak floors throughout, two large window overlooking front garden, pvc double glazed and installed in 2008.

Total Floor Area: c. 70 sq.m / 753 sq.ft









Features

- Detached bungalow
- Walking distance to all amenities and Wexford Local Link services
- 2 Bedrooms, 2 Bathrooms
- Extending to 70 sq.m.
- Built in 1993

Outside

- Private westerly aspect rear garden
- Workshop / home office
- Gardens in lawn
- Enclosed rear garden with side gate access
- Concrete driveway

Services

- Mains water
- Mains drainage
- OFCH
- 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 E7CO



Building Energy Rating (BER): E1 BER No. 119328227
Energy Performance Indicator: 319.41 kWh/m²/yr

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

Sales Agent

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