

FOR SALE

AMV: €350,000

File No. D850.CWM



3 Manor Rise, Roxborough Manor, Wexford Y35T0CW

- A2-rated semi-detached 3-bedroom home in pristine condition.
- Situated in a picturesque location within this executive estate, just a short drive from Wexford Town Centre and the beautiful Waterfront Promenade. Wexford Golf Club is a mere 5-minute walk away.
- Constructed in 2019 by Colm Neville Construction, the property boasts a high-quality finish with meticulous attention to detail throughout. It is presented in pristine condition with a further five-years home bond.
- The accommodation features an entrance hallway, sitting room, kitchen, and guest w.c. on the ground floor. The first floor comprises three well-proportioned bedrooms, including master ensuite and a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

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Discover the exceptional A2-rated family residence in this breathtaking locale, just a short drive from Wexford Town Centre and the scenic Waterfront Promenade. Enjoy the convenience of Wexford Golf Club, merely a five-minute stroll away.

For leisurely outings, the sandy beaches of Curracloe and Rosslare, serene forest walks at Raven Point Nature Reserve, the tranquillity of Johnstown Castle, and the fishing or boating opportunities at Kilmore Quay are all within easy reach.

Constructed by Colm Neville Construction in 2019, 3 Manor Rise boasts a high-quality finish with meticulous attention to detail. This home is presented in impeccable condition, located across from the large greens with view of Rosslare Harbour and the Wexford Bay. The sitting room features a feature electric fireplace, and the kitchen is fully fitted with integrated appliances and breakfast bar. All bedrooms are equipped with built in wardrobes.

The ground floor comprises an entrance hallway, sitting room, kitchen, and guest toilet, while the first-floor features three well-proportioned bedrooms (including master ensuite) and a family bathroom.

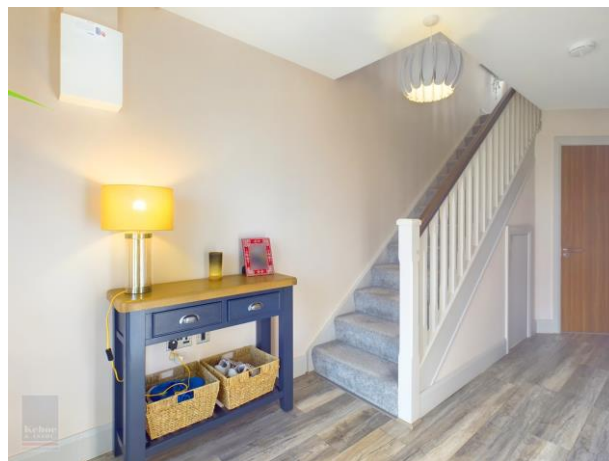
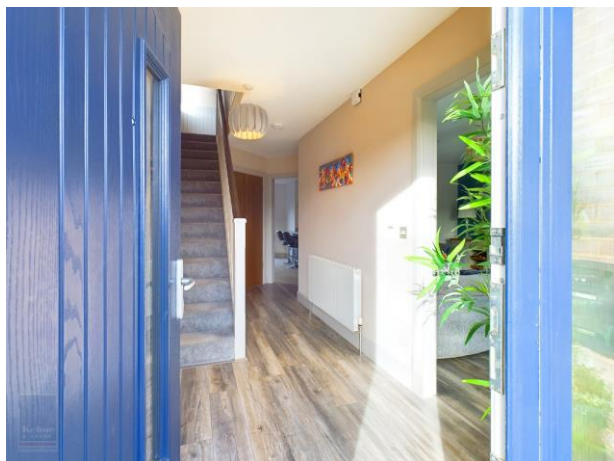
Early viewing of this property comes highly recommended. For further details and appointment to view contact Wexford Auctioneers; Kehoe & Associates on 053 9144393.



ACCOMMODATION

Entrance Hall	5.48m x 1.98m	Timber laminate flooring throughout. Alarm.
Sitting Room	4.87m x 3.83m	Timber laminate flooring throughout, feature electric fire with timber surround, large window overlooking cobble lock front driveway, t.v. point, electric points.
Guest w.c.	1.71m (max) x 1.70m (max)	Tiled flooring, half wall part tiled surround, w.h.b. and w.c.
Kitchen/Dining Room	5.90m x 5.02m (max)	Tiled flooring throughout, fully fitted kitchen with floor and eye level cabinets, breakfast bar counter, built in Belling fridge freezer, integrated Belling microwave and integrated Belling oven, New World induction hob with extractor fan overhead, stainless steel double drainers sink with 100 ml upright surround under large window overlooking rear garden. Large sliding door leading to south westerly facing garden.

Timber carpeted staircase leading to





ACCOMMODATION

First Floor

Landing	3.83m x 2.12m	Carpeted flooring throughout.
Plant Room		Samsung/Joule hot water system facilitating aluminium radiator heating throughout. Hatch to attic.
Family Bathroom	2.11m x 1.94m	Tiled flooring, partial tile walls, pressure pump wall mounted shower over bath, w.h.b with mirror and lighting overhead, w.c.
Master Bedroom	3.73m x 3.70m	Carpeted flooring throughout. Large window overlooking enclosed rear garden, Wexford Harbour views, treble bay built in wardrobes, t.v points and electrical points.
En suite	2.85m x 1.20m	Tiled flooring, enclosed shower with tiled surround and bi-folding glass doors and pressure pump shower with additional in shower shelf, w.h.b with mirror overhead and w.c.
Bedroom 2	3.72m x 3.71m	Carpeted flooring throughout, treble built in wardrobes, large window overlooking front driveway and garden with superb Rosslare Harbour and water views.
Bedroom 3	2.92m x 2.54m	Timber laminate flooring, double bay built in wardrobes, large window overlooking front driveway and Rosslare harbour view.

Total Floor Area: c. 105 sq.m. (c. 1,130 sq.ft.)





Features

- 3 bedrooms, 3 bathrooms
- Extending to c. 105 sq.m
- Semi-detached
- Built in 2021

Outside

- South westerly facing garden
- Cobblelock driveway
- Gated side entrance
- Garden shed

Services

- Mains Water
- Mains Drainage
- Samsung Air to Water heat pump
- Fibre broadband
- Alarm

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 T0CW







Building Energy Rating (BER): A2 BER No. 112541776
Energy Performance Indicator: 49.05 kWh/m²/yr

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

Sales Agent
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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. PRSA No. 002141