

# FOR SALE

AMV: €425,000

File No. a489.CM



## 6 Coill Aoibhinn, Newtown Road, Wexford

- Immaculate 3 bed/3 bath detached bungalow extending to c. 142 sq.m / 1,525 sq.ft.
- Most conveniently located on the outskirts of Wexford Town surrounded by amenities and within easy reach of the N25 and N11.
- Recently refurbished and modernized to an exemplary standard.
- Energy efficient home - B3 BER Certificate, with a stira stairs access to a floored attic space.
- Benefits from a sunny rear aspect and occupies a quiet corner site at the end of a cul de sac.
- Accommodation briefly comprises of; entrance hallway, sitting room, open plan kitchen/diner, utility room, 3 bedrooms (2 en-suite), family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe  
& ASSOC.**

## 6 Coill Aoibhinn, Newtown Road, Wexford

**Description:** Kehoe & Associates are delighted to present this superb 3-bedroom/3-bathroom bungalow to the market. Built originally in 2005 and having been modernized and refurbished between 2019 – 2020, this property is presented to the market in immaculate condition. Upon arrival, you are welcomed into a bright and spacious entrance hallway exuding a comforting, homely feeling. The sitting room boasts warm wood effect tiling with a feature inbuilt 'stovax' wood burning stove and New England style décor. With French doors opening onto a south facing patio area, the vibrant kitchen/diner with large breakfast bar is perfect for entertaining guests. Dual aspect windows, quartz counter tops, porcelain tiling and contemporary inbuilt units add to the elegance of this room. 6 Coill Aoibhinn has the added benefit of 2 en-suite bedrooms together with a family bathroom, each finished to an exemplary standard. The master bedroom also incorporates a walk-in wardrobe. A stira staircase makes the attic space very easily accessible and offers ample extra storage space.

A cobblelock entrance driveway provides plenty of space for parking at the front of the property. The rear lawn area is completely enclosed offering privacy and shelter, an idyllic suntrap for those bright bbq evenings. The granite patio area with surrounding shrubbery was completed with a high degree of attention to detail, enhancing the charm of this property. Coill Aoibhinn is an established and desirable development to reside in. Located on the Newtown Road 3km west of Wexford Town Centre there are a host of amenities within arm's reach. These include primary and secondary schools, Wexford Racecourse, supermarkets, Wexford County Council, Wexford General Hospital, etc. For those now remote working, travelling back to the office could not be made any easier with immediate access to both the N25, N11 and a bus stop at the Maldron Hotel less than 1km away.



## **ACCOMMODATION**

Entrance Hallway	3.83m x 3.23m + 2.82m x 1.08m	With tiled floor.
Sitting Room	5.36m x 4.45m	With wood effect ceramic tile floors, inset Stovax wood burning stove.
Kitchen/ Dining Room	5.78m x 3.83m	With tiled floor, extensive modern built-in floor and eye level units, extensive breakfast bar, built-in storage unit, quartz counter top, tiled splashback, Neff electric hob with extractor fan, Miele oven, Miele combi oven/microwave, dishwasher, fridge freezer. Double doors to patio area.
Utility	2.51m x 1.60m	Tiled floor, floor and eye level units, tiled splashback, stira staircase to floored attic, plumbed for washing machine and rear door entrance.
Bedroom 3	4.47m x 2.99m	With timber floor.
Bedroom 2	4.46m x 2.94m	With timber floor, bay window and ensuite.
Ensuite	3.25m x 0.83m	Shower stall with Triton t90sr, w.c., w.h.b. and heated towel rail.
Family Bathroom	3.40m x 1.83m	Fully tiled w.c., w.h.b., bathtub and Triton AS2000x electric shower.
Master Bedroom	3.75m x 3.14m	With timber floor, walk in wardrobe and ensuite.
Ensuite	2.39m x 1.61m	Fully tiled with w.c., w.h.b., vanity unit and pump shower.
Walk in Wardrobe	2.41m x 1.38m	With timber floor.

**Total Floor Area: c. 141 sq.m. (c. 1,518 sq.ft.)**



## Features

- Most conveniently located
- Energy efficient home
- Zoned heating control
- Superb 3bed/3bath detached bungalow
- Finished to a high standard throughout
- South-westerly aspect
- 2 ensuite bedrooms
- Occupies a corner site
- Sought after address

## Outside

- Secluded rear lawn area
- Cobblelock entrance driveway
- Granite patio area and stonework
- Side access
- Well maintained shrubbery
- Quiet cul de sac location

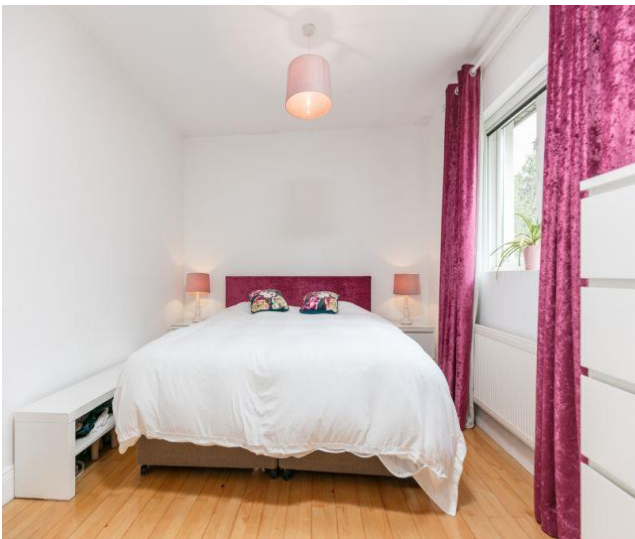
## Services

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

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

**DIRECTIONS:** From Wexford Town proceed out the Newtown Road passing Wexford General Hospital on the right hand side. Proceed for approximately 1km and the entrance to Coill Aoibhinn is on the right hand side. Continue into the development, keep right and then take the first right turn. The property for sale, No. 6, is on the right at the end of the cul-de-sac. **Eircode:** Y35 C6C5







GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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**Building Energy Rating (BER): B3 BER No. 101826949**  
**Energy Performance Indicator: 140.67 kWh/m<sup>2</sup>/yr**

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