

FOR SALE

AMV: €250,000

File No.D946.CWM



7 Westgate Park, Wexford Y35 H3E3

- Wexford town residence within easy walking distance of all amenities and transport services.
- Built in 1993 and refurbished in 2024 with new flooring throughout, extending to c. 87 sq.m / 937 sq.ft
- The accommodation comprises of a front porch, entrance hallway, sitting room, kitchen / dining room and a guest w.c. Upstairs three bedrooms and family bathroom
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



7 Westgate Park, Wexford Y35 H3E3

Built in 1993, No. 7 Westgate Park is ideally positioned within a mature and well-established residential development comprising approximately 55 residences. The development enjoys a highly convenient yet quiet town-centre setting, offering the best of both accessibility and residential privacy.

This three-bedroom home has recently benefited from interior refurbishment works and presents a comfortable and practical layout throughout. The ground floor accommodation includes a bright living room featuring an open fireplace, creating a welcoming focal point. To the rear, a kitchen/dining area opens directly onto the enclosed rear garden, which is bordered by attractive old stone walls and provides a private outdoor space. A guest WC is also conveniently located on the ground floor.

Upstairs, the property comprises three bedrooms along with a family bathroom. While the home would benefit from some further upgrading, it offers excellent potential for purchasers to modernise and personalise to their own taste. The property may also qualify for the Government's home energy upgrade grants, including schemes supporting the replacement of teak windows.



Externally, the house provides off-street parking for two cars to the front. To the rear, the enclosed garden features a paved patio area and a Barna shed for additional storage.

The location is one of the property's key attractions. Westgate Park enjoys a quiet residential setting while being within easy walking distance of the heart of Wexford Town. The town's main shopping streets, cafés, restaurants and everyday services are just a 5-minute walk away. Selskar College secondary school is located approximately two minutes from the property, and a range of other well-regarded primary and secondary schools are also within comfortable walking distance.

Residents benefit from easy access to the wider road network, with both the N25 road Ireland and N11 road Ireland close by, making commuting to surrounding towns and cities straightforward. In addition, Wexford Town offers a vibrant coastal setting with scenic harbour walks, leisure facilities, supermarkets, cultural venues and regular rail and bus connections.

No. 7 Westgate Park would make an ideal starter home, investment opportunity or retirement property for those seeking a centrally located home within a well-established community.

It is highly recommended, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.



ACCOMMODATION

Entrance Porch	1.91m x 1.46m	Laminate flooring.
<i>Glass door leading to:</i>		
Entrance Hallway	4.26m x 1.82m (max)	Laminate flooring.
Guest W.C.	1.66m x 0.74m	Lino flooring, w.c. and w.h.b. with tiled splashback.
Sitting room	3.51m x 1.66m	Laminate flooring, open fireplace with granite hearth, tv points and electric points.
Kitchen / Dining Room	5.46m x 3.16m	Laminate floor, built in floor and eye level cabinets, tiled splashback, free standing electric oven and hob, stainless steel sink, plumbed for dishwasher, plumbed for washing machine and door leading to rear garden.

Timber carpeted staircase leading to:







ACCOMMODATION

First Floor

Landing	2.42m x 2.10m (max)	Carpeted flooring, electrical points and Stira access to attic.
Hot-press		With dual immersion.
Master Bedroom	3.32m x 3.26m	Laminate flooring and built-in triple bay wardrobe units.
Bathroom	2.33m x 2.09m	Lino floor, bath with fully tiled wall, Triton T90sr electric shower, w.h.b. with tiled splashback and mirror overhead, w.c.
Bedroom 2	3.59m x 3.27m	Laminate floor.
Bedroom 3	2.60m x 2.42m (max)	Carpet floor and built-in storage unit.

Total Floor Area: c. 87 sq.m / 936 sq.ft







Features

- Short walk to town centre
- Semi-detached two storey residence
- Built in 1993
- 3 Bedrooms, 2 Bathrooms
- Extending to c. 87 sq.m

Outside

- Two car driveway
- Front garden in lawn
- Beautiful stone walls
- Rear enclosed courtyard with ample patio space

Services

- Mains water
- Mains drainage
- OFCH
- 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 H3E3





Building Energy Rating (BER): D1 BER No. 119107951
Energy Performance Indicator: 240.17 kWh/m²/yr

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

Sales Agent
CATRIONA MURPHY
087 2427525

Email: catriona@kehoeproperty.com



Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393
www.kehoeproperty.com
Email: info@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