

FOR SALE

AMV: €350,000

File No. 9473.CWM



‘Landfall’, Fishers Row, Wexford

- **Stunning panoramic water views across the Wexford coastline and Wexford town.**
- **Prime location only minutes’ walk from Wexford Main Street.**
- **A rare opportunity to acquire a detached family home so close to town centre.**
- **4-bedroom, 2-bathroom extending to c. 146 sqm. / c. 1,575 sq.ft.**
- **Accommodation briefly comprises, front porch, entrance hallway, dining room, living room, kitchen/diner, utility room, guest w.c, 4 bedrooms, family bathroom and an outdoor sun terrace.**
- **Viewing strictly by prior appointment only with the sole selling agents only. Kehoe & Assoc., 053 9144393**



Landfall, Fishers Row

LOCATION:

'Landfall' a uniquely placed detached property on a corner site at the junction between Fishers Row and William Street in Wexford Town. There are magnificent water views over the Slaney Estuary and along the exceptional Wexford coastline. The property enjoys an enviable location within a short stroll of Wexford's Main Street and with every amenity close to hand.

Remarkably it enjoys the best of both worlds, mature garden with a country feel and yet so close to town centre.

Wexford Train & Bus Station is situated only a short walk along the Quay front from the property and provides regular commuting services to and from Dublin, Waterford, and other regional centres. All amenities are close by from restaurants, supermarkets, boutiques, and a host of other amenities in Wexford Town Centre.

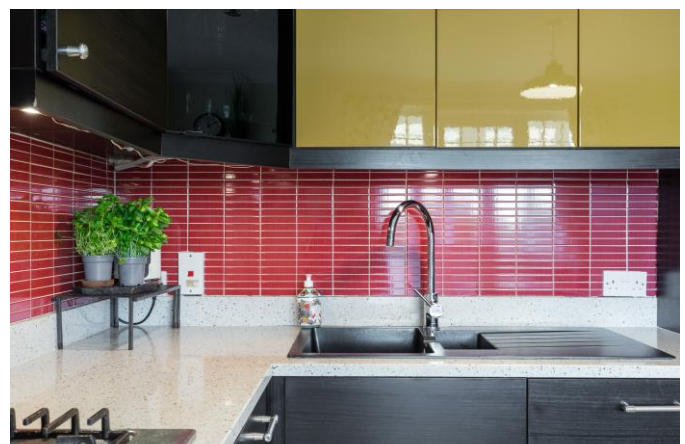


DESCRIPTION:

‘Landfall’ is a wonderful four bedroom home extending to c. 146 sq.m. / 1,575sq.ft set out over two floors. This recently refurbished family home offers generous, well-balanced accommodation with great versatility. To the front of the property there is off-street parking for several cars and to the side there is an enclosed sun terrace which is private and ideal for ‘al-fresco’ dining.

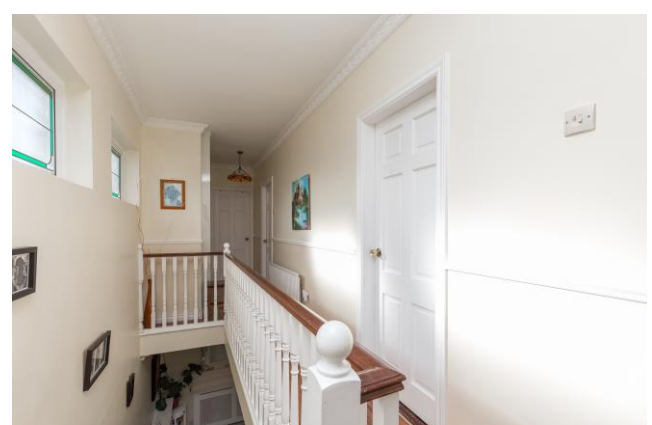
The kitchen is exceptionally well designed with a chef’s eye for detail. The living room offers tasteful built-in units and integrated desk beside the wonderful bay window overlooking the water views and Wexford Bridge. Each of the four bedrooms incorporate built in wardrobes with space saving designs. It ticks all the boxes for families looking for a home in an urban location with a perfect balance between living and bedroom accommodation.

Early viewing comes highly recommended.



ACCOMMODATION

Front Porch	5.70m x 1.18m	Tiled flooring, timber panelled ceiling and glazed walls overlooking the front garden and water views.
Entrance Hallway	3.87m x 1.95m	Tiled flooring, coving, ceiling rose, radiator covers. Alarm panel.
Dining Room	3.70m x 3.60m	Timber flooring, antique fireplace with cast iron inset & surround and marble hearth. Coving and ceiling rose. Built-in side press with wine rack overhead.
Living Room	6.22m (max) x 4.17m	Timber flooring, cast iron inset stove with marble hearth, surround and timber mantelpiece. Coving, ceiling rose, full wall built-in t.v. unit with ample storage and display space, along with an integrated desk. Bay window with views to the Slaney Estuary.
Kitchen/Diner	3.70m x 3.63m	Tiled flooring, built-in floor and eye level units, recently refurbished with marble countertop and marble splashback and tiled surround back. Integrated 5-ring gas hob with overhead extractor fan. Double drainer black stone sink unit, stainless steel finishes. Zanussi built-in double oven, Bosch integrated fridge-freezer, integrated Bosch dishwasher. Large breakfast table/counter with built-in storage and stunning marble top.
Utility Room	2.10m x 1.00m	Plumbed for washing machine & dryer.
Back Porch	1.32m x 0.90m	Tiled flooring, door leading to outdoor terrace room.
Guest W.C.	1.70m x 1.00m	Tiled floor to ceiling wall surround. With w.c., & w.h.b.,
Outdoor Sun Terrace	4.00m x 3.60m	Tiled flooring, full wall surround and door leading to front garden.
Timber staircase to first floor		Built-in understairs cabinets, and drawers.





Spacious Landing	7.26m x 2.90m	Timber flooring
Master Bedroom	3.84m x 3.10m	Timber flooring, built-in Sliderobes with vanity station and ample storage space.
Family Bathroom	2.38m x 1.80m	Tiled floor to ceiling surround, bath with overhead Triton T90sr shower. W.C., bidet, w.h.b. with built-in unit, double drawers underneath. Overhead mirror and built-in lights. Chrome towel rail.
Bedroom 2	3.70m x 3.62m	Timber flooring, coving, ceiling rose, built-in wardrobes. Beautiful view of Wexford Bridge.
Bedroom 3	3.60m x 3.00m	Timber flooring, coving, ceiling rose. Dual aspect windows. Built-in Sliderobes.
Bedroom 4/Office	2.60m x 2.60m	Continue stunning view of Slaney Estuary. Timber flooring, built-in Sliderobes.
Total Floor Area: c. 146 sq.m. (c. 1,575 sq.ft.)		



OUTSIDE

- Off-street parking
- Space for 3 cars on paved driveway
- Garden in lawn with mature beech trees.
- Patio area facing south-west and enjoying water views
- Separate pedestrian entrance to front porch
- Side path to rear external patio
- Outdoor room in a sun-trap position

FEATURES

- Remarkable water views across the Wexford coastline.
- Panoramic views over Wexford Town and Slaney Estuary.
- Prime location only minutes walk from Wexford's Main Street.
- Rare commodity – a detached family home so close to town centre.

SERVICES

- Mains water
- Mains drainage.
- Oil fired central heating.
- Broadband

DIRECTIONS: In Wexford Town proceed along The Quays passing The Talbot Hotel on the right hand side. Proceed up William Street and the property for sale is 300 yards up here on the right hand side, just at the junction between Fishers Row & William Street, (For Sale Board) Eircode Y35 E9V3





Building Energy Rating (BER): E1 BER No.: 114479413
Energy Performance Indicator: 308.08 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

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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FIRST FLOOR



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