

# FOR SALE

AMV: €315,000

File No. d721.BF



## 4 Sunrise, Carcur, Wexford

- **Spacious 3 bedroomed mid-terrace home in this most convenient location in Wexford Town. Situated within walking distance of the town centre, fabulous waterfront promenade, excellent shopping, café's and restaurants. Beautiful Sandy beaches at Curracloe and Rosslare Strand are less than 15 minutes' drive away.**
- **The property is presented in good condition throughout with light filled spacious accommodation. Large open-plan living area with stunning views of the River Slaney, kitchen, utility room, 3 double bedrooms (one ensuite) and family bathroom. Outside there is ample communal parking and garden to the front. Enclosed rear garden with lovely sunny aspect perfect for outdoor dining.**
- **The conveniently located property would make an excellent family home or investment property. It would also have much to offer anyone looking for a holiday home or weekend retreat in the sunny southeast.**



**Kehoe  
& ASSOC.**

## 4 Sunrise, Carcur, Wexford

**Description:** Spacious 3 bedroomed mid-terrace home with stunning river views from the first floor living room in this most convenient location in Wexford Town. Situated within walking distance of the town centre, fabulous waterfront promenade, excellent shopping, café's and restaurants. Just a short stroll from Wexford Boat and Tennis Club, within easy reach of primary schools, secondary schools, excellent sports clubs and leisure facilities. Only a couple of minutes' drive from the ring road, business/retail/industrial parks, Wexford General Hospital, EPA, Wexford County Council and national roads network. Fabulous sandy beaches at Curracloe and Rosslare Strand are less than 15 minutes' drive away.

The property is presented in good condition throughout with light filled spacious accommodation. The ground floor comprises an entrance hallway, family bathroom, and 3 bedrooms all double rooms, the master bedroom has a shower room ensuite and sliding patio doors to the rear garden. Spacious open plan living/dining room with stunning views of the River Slaney, kitchen overlooking the rear garden and utility room at first floor level.

Outside there is ample communal parking and garden to the front. Enclosed rear garden with lovely sunny aspect perfect for outdoor dining. This conveniently located property would make an excellent family home or investment property. It would also have much to offer anyone looking for a holiday home or weekend retreat in the sunny southeast.

Early viewing comes highly recommended contact Wexford Auctioneers Kehoe & Associates 053-9144393.





## **ACCOMMODATION**

### **Ground Floor**

Entrance Hallway	4.35m x 2.25m	With laminate floor.
Bedroom 1	3.56m x 3.16m	With laminate floor, patio doors to outside and shower room ensuite.
Ensuite	4.23m x 1.37m	Fully tiled, shower stall, w.c., w.h.b., and hotpress with dual immersion.
Bedroom 2	3.57m x 3.65m	With laminate floor.
Bathroom	2.12m x 1.97m	Fully tiled, bath with shower mixer taps, w.c. and w.h.b.
Bedroom 3	3.17m x 2.85m	With laminate floor.

### ***First Floor***

Open plan Kitchen / Living Room	5.67m x 8.17m (max)	With laminate floor and fabulous views of the River Slaney.
Utility	3.19m x 1.82m	Worktop, storage press, washing machine and tumble dryer.
Kitchen	4.60m x 3.22m	With built-in floor and eye level units, electric cooker, extractor, dishwasher, fridge freezer and laminate floor.

**Total Floor Area: c. 114sq.m. ( c. 1,227sq.ft.)**





### Features

- Convenient location
- Close to all town amenities
- Spacious accommodation
- Views of the River Slaney

### Outside

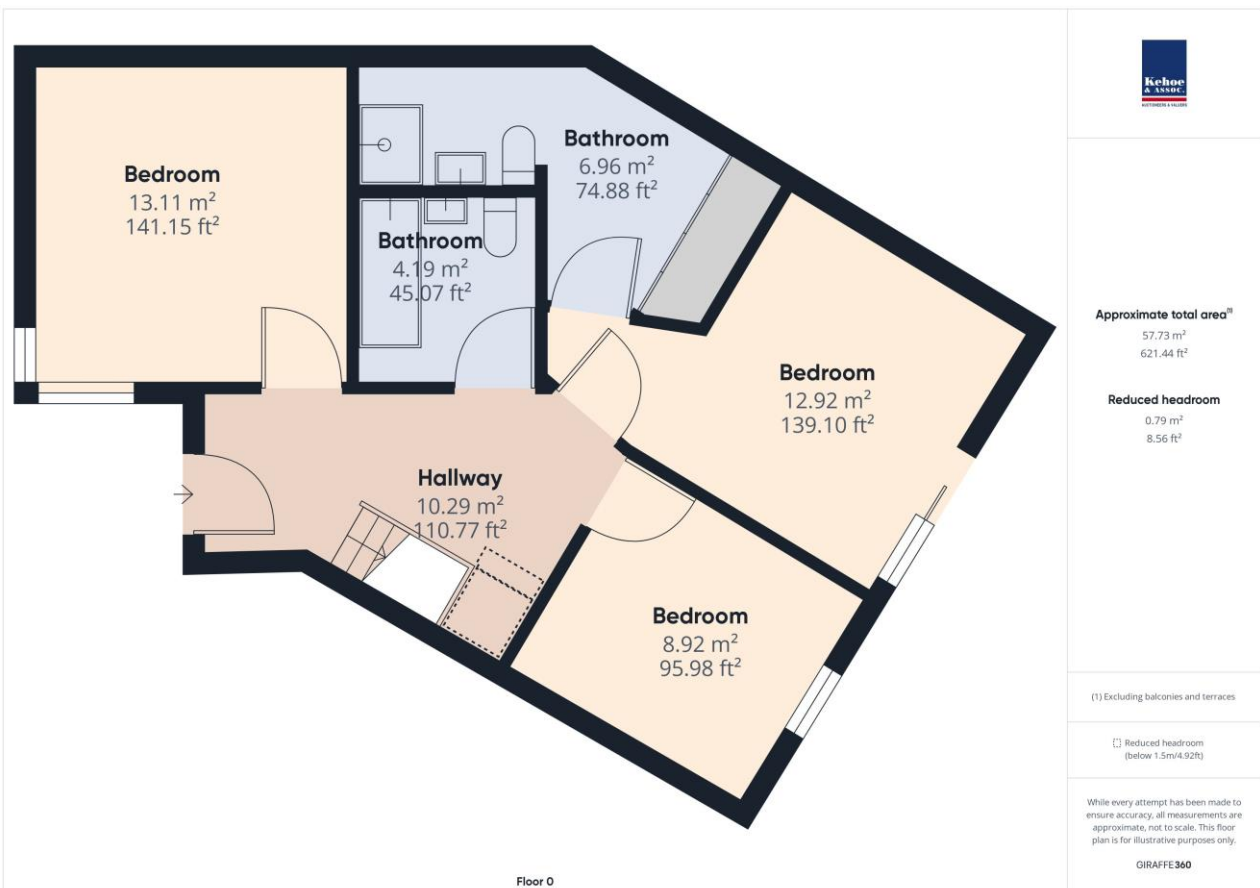
- Ample communal parking
- Front garden with concrete path
- Enclosed rear garden
- Lovely sunny aspect

### Services

- Mains water
- Mains electricity
- Mains drainage
- Electric heating

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

**DIRECTIONS:** Eircode Y35Y5Y9





**Building Energy Rating (BER): C1 BER No. 106117245**  
**Energy Performance Indicator: 163.7 kWh/m<sup>2</sup>/yr**

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

**Selling Agent: Bernie Farrell**

**Contact No: 0872501492**

**Email: [bernie@kehoeproperty.com](mailto:bernie@kehoeproperty.com)**

**Kehoe & Assoc.,**

Commercial Quay,

Wexford

053 9144393

[www.kehoeproperty.com](http://www.kehoeproperty.com)

Email: [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)



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