

# FOR SALE

AMV: €255,000

File No.E313. BF



## 7 Oak Tree Rise, Newlands, Wexford

- No. 7 Oak Tree Rise represents a rare opportunity to acquire a charming three-bedroomed detached bungalow ideally positioned in Wexford Town, just off the Newtown Road and literally across the road from Wexford General Hospital.
- Situated within a quiet, mature residential development, the location combines peaceful surroundings with easy access to the town centre and waterfront promenade. Residents can enjoy shopping, a vibrant selection of cafes, restaurants, pubs, and hotels, as well as cultural attractions.
- This attractive detached bungalow is presented in good overall condition and benefits from double-glazed uPVC windows and oil-fired central heating. While the interior has been well maintained, it offers excellent potential for modernisation, allowing the new owner to create a home tailored to their own taste and style.
- A rare opportunity in a highly convenient location - early viewing is strongly recommended. Contact Wexford Auctioneers Kehoe & Associates on 053-9144393 today to arrange an appointment.



**Kehoe  
& ASSOC.**

**Description:** No. 7 Oak Tree Rise represents a rare opportunity to acquire a charming three-bedroomed detached bungalow ideally positioned in Wexford Town, just off the Newtown Road and literally across the road from Wexford General Hospital.

The property enjoys exceptional convenience, with a local Link bus stop just a short stroll away and regular bus services to Dublin and Waterford within a comfortable 10-minute walk.

Situated within a quiet, mature residential development, the location combines peaceful surroundings with easy access to the town centre and waterfront promenade. Residents can enjoy a wide range of amenities including shopping, a vibrant selection of cafes, restaurants, pubs, and hotels, as well as cultural attractions such as the National Opera House, Wexford Arts Centre and Wexford Library.

This attractive detached bungalow is presented in good overall condition and benefits from double-glazed uPVC windows and oil-fired central heating. While the interior has been well maintained, it offers excellent potential for modernisation, allowing the new owner to create a home tailored to their own taste and style. The well laid out accommodation comprises an entrance hallway, a comfortable sitting room, kitchen, shower room, two double bedrooms and a single bedroom ideally suited as a study or hobby room.

Externally, the property features a front garden with concrete driveway providing off-street parking. To the rear, there is a fully enclosed garden with side access on both sides, along with a garden shed and boiler house, offering a manageable garden with ample space to potter and still not too much to maintain.

This compact bungalow would make an ideal starter home, it would also appeal to those seeking to downsize, offering a comfortable and manageable living space perfect for relaxed, low-maintenance living.

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## ACCOMMODATION

|                |               |   |
|----------------|---------------|---|
| Entrance Porch | 1.60m x 1.04m | With tiled floor.   |
| Hallway        | 5.28m x 0.96m |   |
| Sitting Room   | 4.11m x 3.73m | With tiled open fireplace and built-in storage cabinet.   |
| Kitchen        | 3.90m x 3.34m | With built-in units, electric cooker, washing machine, fridge freezer, part tiled walls, tiled floor and door to outside. |
| Bedroom 1      | 3.37m x 2.77m | With build-in wardrobes   |
| Bathroom       | 2.42m x 1.80m | Tiled shower stall with electric shower, w.h.b., w.c., tiled floor and hotpress with dual immersion.                      |
| Bedroom 2      | 2.88m x 2.30m | With built-in wardrobes.  |
| Bedroom 3      | 2.87m x 2.14m |   |

**Total Floor Area: c. 77.11sq. m. (c. 830 sq. ft.)**



## Features

- 3 bedroomed detached bungalow
- Convenient location
- Close to all amenities
- Mature residential development

## Outside

- Private driveway
- Front garden
- Enclosed rear garden
- Barna shed and boiler house

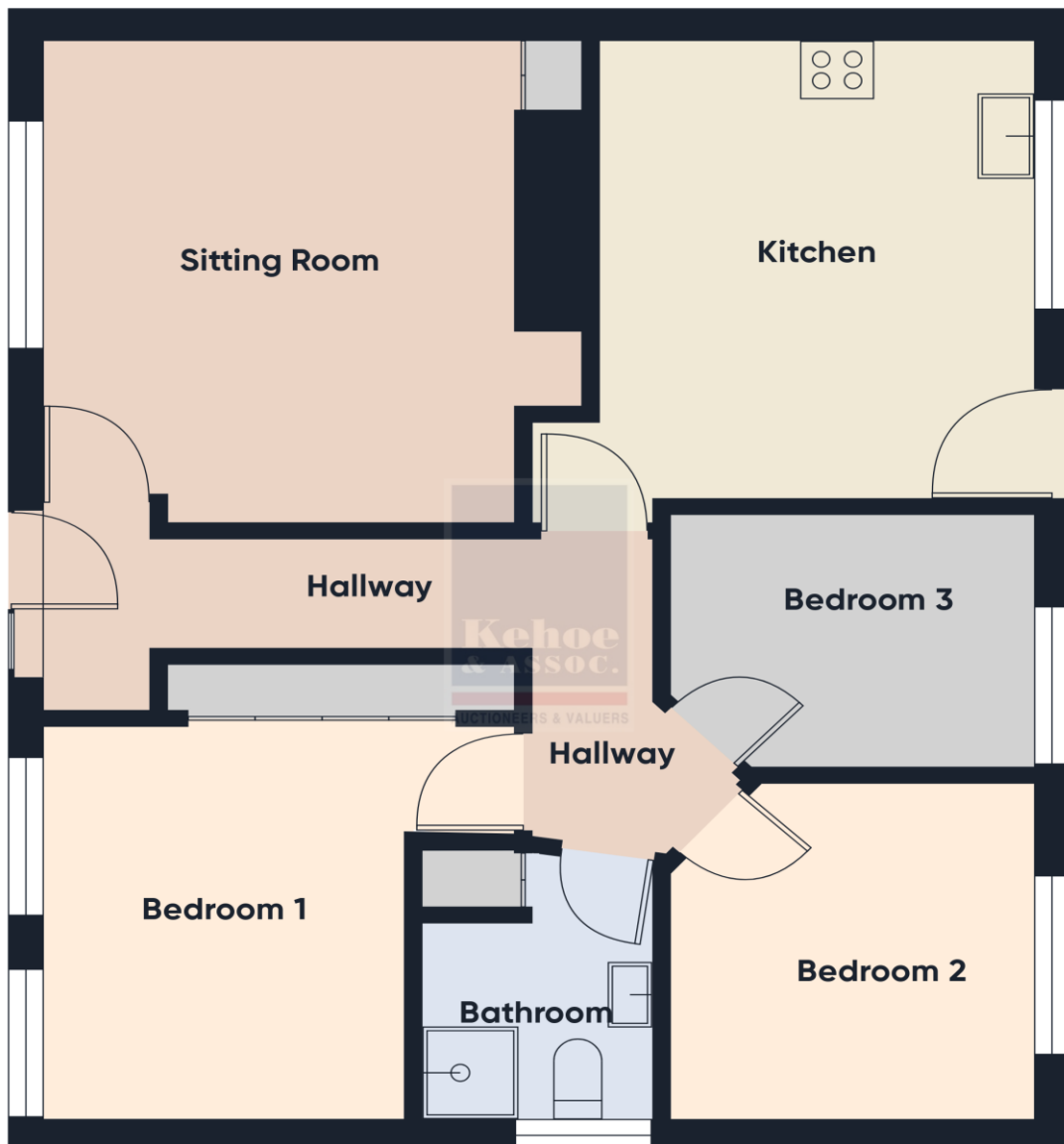
## Services

- Mains electricity
- Mains water
- Mains drainage
- OFCH

**NOTE:** Closing date 10 days after the grant of probate.

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

**DIRECTIONS:** Eircode Y35 K2V8



**Building Energy Rating (BER): D2 BER No. 113925678**

**Energy Performance Indicator: 299.24 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)



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. PRA No. 002141