

FOR SALE

AMV: €195,000

File No. c615.CM



No. 43 McClure Meadows, Killeens, Wexford

- Wonderful 3-bedroom property in sought-after location in Wexford town.
- Local primary and secondary schools, shops and all amenities within a short stroll, and local bus links service.
- Proximity to a range of key access points: 2kms to Wexford Town Centre, 1.8km to N11/N25 Wexford to Rosslare Europort and 16km to M11 Motorway to Dublin.
- Accommodation extends to 91.5 sq.m. / 985 sq.ft. – presented in excellent condition.
- Built 2001 in a quiet cul-de-sac development, with an expansive green adjacent to the property.
- To arrange a suitable viewing time contact the sole selling agents, Wexford Auctioneers, Kehoe & Assoc. at 053 9144393 or email sales@kehoeproperty.com

No. 43 McClure Meadows, Killeens, Wexford

Kehoe & Assoc. are delighted to present this wonderful 3 bed home to the market. No. 43 McClure Meadows is a semidetached property situated in a much sought after mature private development in a quiet corner position. Presented in excellent condition. The property boasts bright and airy, well-proportioned living accommodation, with easy access to the south facing enclosed garden.

To the exterior the front lawn is raised with mature hedging and the concrete drive leads to gated side access which further leads to the south facing rear garden in lawn which boasts the ideal al-fresco dining position thanks to the southerly position. This fully walled site has the advantage of not being overlooked and hosts two garden shed/workshop.

The internal layout and finishes set out over two floors with the ground floor accommodating entrance hallway with quality carpet flooring, spacious reception living room with fireplace, kitchen, and separate dining room. To the first floor are three bedrooms, and main bathroom. Two bedrooms boast built in wardrobes.

It would be a perfect home for a first-time buyer, a shrewd investor or those seeking to trade down from a larger family home. If you are currently searching for houses for sale in Wexford, this is an opportunity not to be missed. For further details and to arrange a suitable viewing time contact the sole selling agents, Wexford Auctioneers, Kehoe & Assoc. at 053 9144393 or email sales@kehoeproperty.com

Location: Conveniently located in the popular McClure Meadows, Clonard housing development, just off the Wexford N11 Ring Road to Rosslare, only 16km from the M11 motorway and approximately 1km from the Wexford Retail Park. Walking distance to Wexford town centre, conveniently located to all amenities including primary and secondary schools, Wexford Retail Park, a choice of large supermarkets, churches, and the new Min Ryan Park where an array of attractive features, including a playground, picnic area, dog park, memorial garden, walking track, water features, multi-use events area, play spaces, wildflower meadows, biodiverse ecosystems, and art/sculpture displays. The new playground incorporates wonderful equipment for all ages to get out and enjoy the great outdoors in the sunny southeast.



ACCOMMODATION

Storm Porch Entrance 1.55m x 0.79m

Hallway 4.00m x 1.70m

Living Room 4.70m x 3.60m

Kitchen 3.40m x 2.60m

Dining Room 3.40m x 2.60m

Carpeted timber stairs to first floor

Spacious Landing

Bedroom 1 4.30m x 3.30m

Bedroom 2 3.50m (max) x 3.20m

Bedroom 3 3.20m x 2.10m

Bathroom 2.40m x 1.70m

Carpeted flooring and telephone point

Marble tiled with timber top fireplace, t.v. point, carpet flooring.

Timber kitchen fully fitted with eye and waist level units, stainless sink, tiled splashback surround, double electric oven with overhead extractor fan, dishwasher, washing machine and microwave. Large window overlooking rear garden and door to side access and garden. Laminate timber flooring.

Carpet flooring.

Hotpress, dual duel immersion, pressure pump and ample storage.

Built-in double wardrobes, laminate flooring and water views

Built-in wardrobes and carpet flooring.

Carpet flooring, water views.

W.C., w.h.b. with overhead mirror and light. Large corner shower stall with Bristan Pressure Water System. Laminate flooring, tiled floor to ceiling surround walls.

Total Floor Area: c. 91.5 sq. m. (c. 985 sq. ft.)



FEATURES

- Wonderful 3 bedroom property.
- Presented in excellent condition
- Quiet cul-de-sac development, with an expansive green adjacent to the property
- Sought-after location in Wexford town.
- Local primary & secondary schools, shops, all amenities within a short stroll and local bus links service
- Acc. extends to 91.5 sq.m. / 985 sq.ft.

OUTSIDE

- South facing enclosed rear garden
- Concrete driveway with parking
- Side access
- Gardens in lawn to front and rear

SERVICES

- OFCH
- Mains water
- Mains drainage
- ESB
- Fibre High Speed broadband area
- uPVC double glazing

PLEASE NOTE: Carpets, curtains / blinds, light fittings, and electrical appliances are included in the sale.

DIRECTIONS:

From N11: Head southeast on the N25, at the Duncannon roundabout adjacent to the Whitford House Hotel, take the first exit and proceed in the direction of Wexford town on the R733. At the first round about take the second exit, the second round about take the second exit and at the third round about take the first exit. McClure Meadows is located on the right-hand side, proceed into the development, and go around the bend to the left and the house is situated on the right-hand side after the green with the 'for sale' sign. Eircode: Y35 T1H3

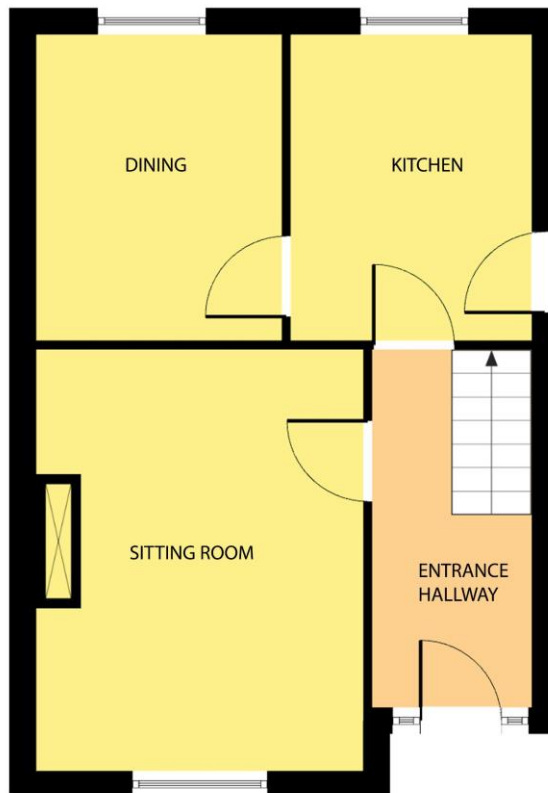
From Wexford Town: Proceed along The Quay and turn right at the traffic lights before the Talbot Hotel. Proceed through the next set of traffic lights, passing Tesco on the left-hand side. Continue along this road through the roundabout at Browne's Pub. McClure Meadows is the second development on the left-hand side after Browne's Pub. Proceed into the development and go around the bend to the left and the house is situated on the right hand side, after the green with the 'for sale' sign. Eircode: Y35 T1H3



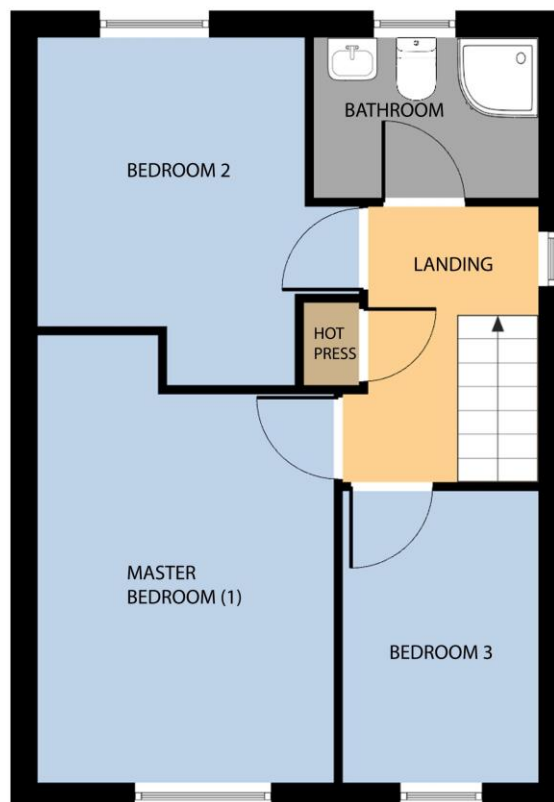
Near-by Min Ryan Park Public Park & Playground



GROUND FLOOR



FIRST 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): C3 BER No. 111882445

Energy Performance Indicator: 213.65 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393

www.kehoeproperty.com

Email: 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. PRSA No. 002141