FOR SALE

AMV: €345,000 **File No.E626.CWM**

28 Meadow Avenue, Whitebrook, Wexford Y35 R99C

- **A2-rated three-bedroom home extending to c. 122 sq.m / 1,313 sq. ft.**
- **Spacious accommodation comprising entrance hall, living room, large kitchen/ dining area, guest w.c, upstairs three bathrooms one with master en-suite & family bathroom.**
- **West-facing mature rear garden enjoying afternoon and evening sunshine.**
- **Excellent location close to Wexford Town, golf club, beaches and transport links.**
- **To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393**

SOCIETY OF CHARTERED SURVEYORS IRELAND

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Kehoe & ASSOC.

28 Meadow Avenue, Whitebrook, Wexford Y35 R99C

Spacious A2-Rated Three-Bedroom Home in a Highly Convenient Wexford Location.

Kehoe & Assoc. are delighted to present No. 28 Meadow Avenue, Whitebrook to the market, an impressive three-bedroom, three-bathroom mid-terrace residence extending to c. 122 sq.m. Offering generous, well-proportioned accommodation over two floors, this modern A2-rated home combines excellent energy efficiency with comfortable contemporary living.

The accommodation is thoughtfully arranged and begins with a welcoming entrance hallway and guest w.c. The sitting room provides a comfortable separate living space, while the kitchen offers excellent proportions for everyday family life and entertaining. A practical utility room is plumbed with space for a washing machine, providing valuable additional functionality with a separate sink and ample storage.

Upstairs, there are three bedrooms, all of which benefit from fitted slide robes. The main bedroom is further enhanced by its own private en-suite, while a family bathroom serves the remaining bedrooms. With three bathrooms in total and an overall floor area of approximately 122 sq.m., No. 28 offers an excellent sense of space throughout.

Externally, the property benefits from an enclosed west-facing rear garden, ideally positioned to capture the afternoon and evening sunshine. This garden and sunny orientation provides an attractive outdoor extension to the living accommodation and an ideal setting for summer dining, entertaining or simply relaxing at the end of the day.

Whitebrook enjoys an excellent position on the outskirts of Wexford Town, combining the convenience of town living with easy access to an impressive range of sporting, recreational and coastal amenities. Wexford Golf Club is close by, while Wexford Town Centre offers an extensive selection of shops, supermarkets, cafés, restaurants, schools and everyday services. The location also provides convenient access to the N25 and wider national road network.

For those who enjoy the outdoors, some of County Wexford's best-known coastline is within comfortable driving distance, including Curracloe Beach and Rosslare Beach, making this an excellent base from which to enjoy Wexford's renowned coastal lifestyle. Both Curracloe and Rosslare Strand are approximately 20 minutes' drive from this general area of Wexford Town.

The property is also well positioned for commuters. Wexford (O Hanrahan) at Redmond Square provides rail connections on the Dublin–Rosslare line, while regular bus services provide further connections to Dublin and beyond.

Combining 122 sq.m. of spacious accommodation, an A2 energy rating, three bedrooms, three bathrooms and a west-facing garden, No. 28 Meadow Avenue represents an attractive opportunity for first-time buyers, families or those seeking a modern, energy-efficient home within easy reach of Wexford Town and the coast.

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

ACCOMMODATION

Entrance Hall	6.17m x 1.45m	Timber laminate flooring throughout. ample space under staircase for storage.
Guest Bathroom	1.52m x 1.26m	Timber laminate flooring throughout, w.h.b with built in cabinetry underneath and tiled splashback and w.c.
Living Room	5.14m x 3.30m	Timber laminate flooring throughout, panel media wall, large window overlooking front garden and driveway, tv points and electrical points.
Large Kitchen/Dining Room	5.55m x 4.76m	Timber laminate flooring throughout, fully fitted kitchen with floor and eye level cabinetry, ample worktop space, double stainless-steel sink and drainer with tiled splashback under large window overlooking south westerly facing gardens, Combi microwave oven six sense, Whirlpool oven, integrated Whirlpool fridge freezer, integrated Belling dishwasher, Whirlpool induction hob under extractor fan. French doors leading out to south westerly facing gardens.

Door leading through to:

Utility Room	2.68m x 1.47m	Timber laminate flooring, floor and eye level cabinetry, ample worktop space with stainless steel sink and drainer, tiled splashback, plumbed for washing machine and overhead open shelves.

From Central Hallway, carpeted staircase leading to:

ACCOMMODATION

First Floor

Landing Area	4.61m x 2.29m	Carpeted flooring throughout, hatch to attic overhead, large storage area with pressured Joule air to water heat pump system.
Master Bedroom	3.58m x 3.15m	Carpeted flooring throughout, large window overlooking front garden and driveway, built in Slide robes.
Ensuite	1.76m x 1.67m	Timber laminate flooring, enclosed shower with rainwater shower head with tiled walls and corner glass door, w.h.b with tiled splashback, electrics for wall mounted mirror, w.c. and open floating shelves.
Family Bathroom	3.03m x 3.02m (max)	Tiled flooring throughout, part floor to ceiling tiling to all wet area, bath with separate shower including rains water shower head and glass enclosure, w.h.b with built in storage underneath and mirror and lighting overhead, w.c and wall mounted shelves.
Bedroom 2	4.49m x 3.10m	Carpeted flooring throughout, feature wall panels, Slide robes, large window overlooking westerly garden.
Bedroom 3	3.22m x 2.46m	Timber laminate flooring, treble bay slide robes, window overlooking rear garden.

Total Floor Area: c.122 sq.m / 1,313 sq.ft

LOVE

LOVE

Features

- A2-rated modern home
- Three bedrooms, three bathrooms
- Extending to c. 122 sq.m.
- Fitted slide robes in all bedrooms
- Separate utility area

Outside

- West-facing enclosed rear garden
- Cobblestone driveway
- Garden Patio
- Garden shed
- Convenient to Wexford Town Centre

Services

- Mains water
- Mains drainage
- Air to water heat pump
- Fibre broadband
- EV electric facility at the front of property

Note: All blinds are included in the sale.

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 R99C**

Building Energy Rating (BER): A2 BER No. 116621772
Energy Performance Indicator: 30.17 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**

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