

FOR SALE

AMV: €285,000

File No. d577.CM



8 Beechville Clonard Road, Wexford

- An excellent opportunity to acquire a fine family home in a sought-after location.
- Excellent location within walking distance of all amenities, shops, pharmacy, schools.
- Superb 4 bed family home with large secure rear garden.
- Offering bright, light-filled and spacious accommodation.
- Accommodation briefly comprises, entrance hallway, sitting room, kitchen/dining room, utility room, 4 bedrooms (master en-suite), family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. at 053 9144393 or email: sales@kehoeproperty.com



**Kehoe
& ASSOC.**

8 Beechville Clonard Road, Wexford

Location: Beechville is situated on the Clonard Road in Wexford Town. This is an excellent location within easy walking distance of both primary & secondary schools. Other amenities close by include, GP Surgery, pharmacy, butchers, shops, retail park, etc. Beechville is a small, well-maintained and sought-after residential development. No. 8 is perfectly positioned overlooking the green area.

Description: This fine family home is presented to the market in very good condition. It offers bright and spacious accommodation laid out over two floors. You enter the house via an inviting entrance hallway leading to a large living room with feature fireplace (open fire) and large picture windows to the front. There are double doors leading to a spacious open plan kitchen/dining room with sliding door leading to patio area. There is a utility room adjacent. At first floor level there are 4 bedrooms, (master bedroom en-suite). There is also a family bathroom. The property has the benefit of uPVC double glazing and OFCH. There is a side access leading to a large rear garden in lawn. In addition to the patio there is a decking area. There is also a lawn area to the front and a concrete driveway offering off-street parking for 2 cars.

Viewing comes highly recommended, to arrange a viewing contact the sole selling agents Kehoe & Assoc. at 053 9144393



ACCOMMODATION

Entrance Hallway	4.20m x 2.17m	Timber floor covering.
Sitting Room	4.98m x 4.15m	Feature cast iron fireplace, timber floor covering. Double doors to:
Kitchen/Dining Room	6.41m x 4.14m	Fitted kitchen, extensive wall and floor units, integrated hob, oven, stainless steel sink unit with double drainer, extractor fan. Plumbed for dishwasher, tiled splashback. Sliding door leading to patio area and extensive rear garden in lawn. Utility Room adjacent.
Utility Room	2.78m x 1.07m	Washing machine and fridge freezer. Door to outside.
Timber Staircase to First Floor		
Spacious Landing Area	3.33m x 2.18m	Hotpress with dual immersion water heater and fitted shelving.
Master Bedroom En-suite	4.40m x 3.39m	With w.c. and w.h.b. Shower stall with Triton T90i electric shower. Tiled splashback and shower stall.
Bedroom 2	3.65m x 2.97m	
Bedroom 3	3.52m x 2.92m (max)	
Bedroom 4	3.33m x 2.34m (ave)	
Family Bathroom	2.22m x 1.80m	With w.c., w.h.b, bath, Triton shower over bath. Tiled half-wall and bath surround.

Total Floor Area: c. 120 sq.m. (c. 1,292 sq.ft.)







Features

- Excellent residential location.
- Award-winning housing development.
- Close to all amenities.
- Walking distance to Wexford GAA Park, GP surgery, pharmacy, etc.
- Close to secondary and primary schools.
- Property in excellent condition.

Outside

- Concrete driveway with parking for 2 cars.
- Lawn to front and rear.
- Large patio area.
- Timber decking
- Timber garden shed.
- Side access.

Services

- Mains water
- Mains drainage.
- Fibre Broadband.
- ESB
- uPVC double glazing.
- OFCH

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

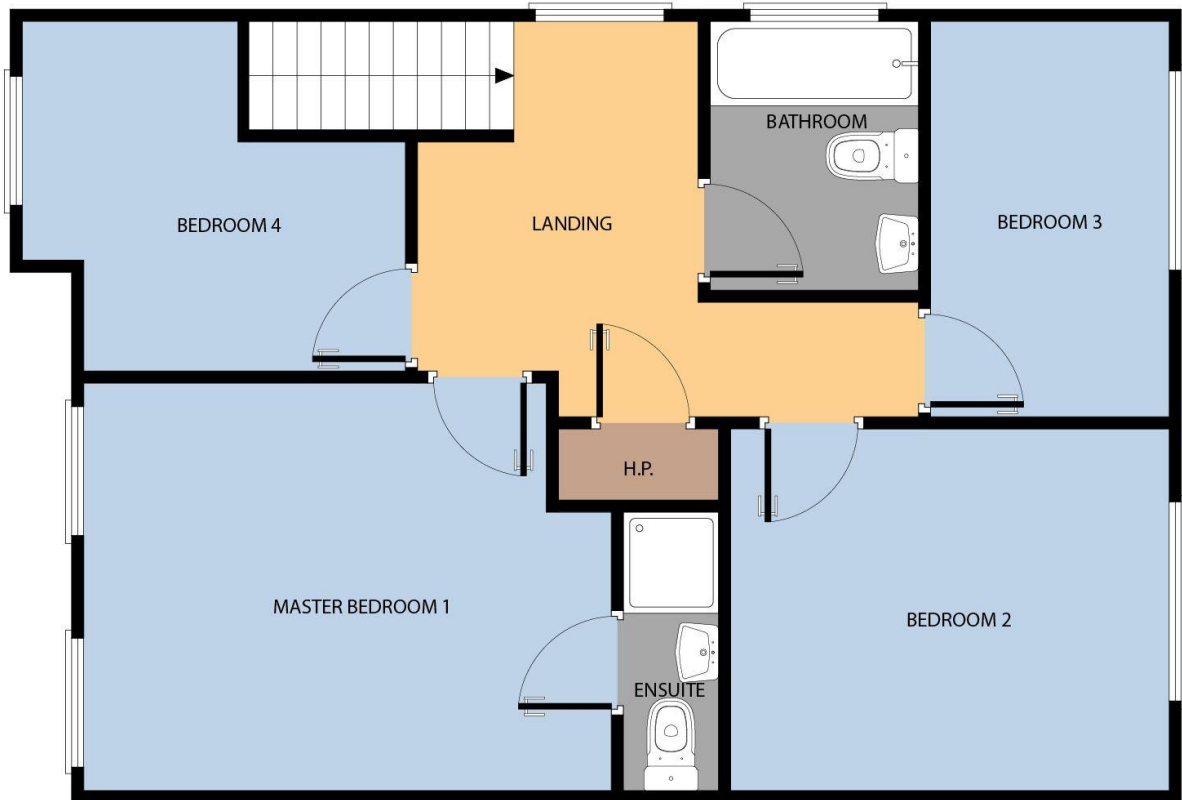
DIRECTIONS: In Wexford town proceed up Summerhill passing Wexford GAA Park on the left hand side. Proceed for approximately 600m along the Clonard Road and the entrance to Beecheville is on the right hand side. Turn into Beecheville and the property for sale, No. 8, is along here about 100m on the right hand side (For Sale sign). **Eircode: Y35 KFD9**



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 mis-statement. 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): D1 BER No. 117105825
Energy Performance Indicator: 229.37 kWh/m²/yr

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

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