

FOR SALE

AMV: €325,000

File No. D966.CWM



21 Parkview, Wexford Y35 E2Y1

Eligible to apply for the vacant property refurbishment grant.

- A unique opportunity to avail of up to €50,000 in grants from the vacant property refurbishment grant.
- Wexford town centre location with superb river Slaney views.
- Built in 1984 this spacious well located detached property with south facing rear back garden extends to c. 104 sq. m. / c. 1,120 sq.ft.
- Accommodation briefly comprises; entrance hall, sitting room, kitchen/dining room, utility space, 2-bedrooms on ground floor and family bathroom, upstairs comprises large bedroom (potential to be divided into 2 bedrooms) and en-suite.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

21 Parkview, Wexford

***Eligible to apply for the vacant property
refurbishment grant of up to €50,000***

Spacious detached dormer bungalow eligible to apply for the vacant property refurbishment grant of up to €50,000. Situated on an elevated corner site in a cul sac, of this mature development. Located in the highly sought-after Parkview development, just under a kilometre from Redmond Square, this property is ideally situated on the Old Hospital Road. Proximity to key amenities such as the Hospital, Civic Offices, Boat Club, Rugby Club, and several GAA clubs enhances its appeal. Despite its proximity to the town centre, it also offers convenient access to the Ring Road and various motorway connections.

Built in c. 1984, the property is a dormer residence extending to c. 104 sq. m. with additional space in the garage. There is off street parking to the front leading to the garage and front door entrance. To the rear is a directly south facing enclosed garden with patio and raised gardens in lawn.

Early viewing of this property comes highly recommended. For further details and appointment to view contact Wexford Auctioneers; Kehoe & Associates on 053 9144393.



ACCOMMODATION

Entrance Hall	5.67m x 1.89m	Timber flooring throughout with hot-press off the Hall.
Sitting Room	4.92m x 3.26m	Timber flooring, coving, large window overlooking front garden with views of the river Slaney estuary. Feature fireplace with cast iron and tile insert, fuelled by gas and a mahogany timber surround, tv point and electrical points.
Kitchen	4.06m x 3.29m	Lino-flooring, fully fitted kitchen solid timber with floor and eye level cabinets and open shelves, ample worktop space, stainless steel sink and drainer, tile splashback under large window overlooking side garden, dual aspect with a second window overlooking rear garden, free standing Belling electric oven under Candy extractor fan, free standing Whirlpool fridge freezer. Door to:
<i>Door leading through to:</i>		
Utility Space	2.95m x 1.62m	Tiled flooring, plumbed for washing machine, space for dryer and plumbed for dishwasher. Dual aspect with large window overlooking rear garden and south facing patio. Door leading to rear garden.





ACCOMMODATION

From Central Hallway:

Master Bedroom	4.06m x 2.68m	Carpeted flooring, coving, large window overlooking front garden with river estuary views.
Bedroom 2	3.12m x 2.66	Carpeted flooring, coving, large window overlooking rear garden
Family Bathroom	2.41m x 2.20m	Tiled flooring, enclosed shower with Triton electric Shannon shower, w.h.b. and w.c, floor to ceiling tile surround and window facing on to rear garden.

Timber carpeted staircase leading to:

Large Bedroom (potential to be divided into 2 Bedrooms)	7.45m x 4.18m	Dual aspect with carpeted flooring. Split level with a step towards the front of house window where the expansive view of the river Slaney estuary can be seen, to the south side of the property is a large amount of built in wardrobes with ample space behind and attic access to the eaves.
Ensuite	1.99m x 0.97	Carpeted flooring, w.h.b with tiled splashback and w.c., door leading to further attic storage.

Total Floor Area: c. 104 sq.m. / c. 1,120 sq.ft.





Features

- Built in 1984
- Detached dormer
- Extending to c. 104 sq.m / c. 1,120 sq.ft.
- 3/4-Bedrooms, 2-Bathrooms
- Walking distance to Wexford town centre

Outside

- Garage with electricity
- Off street parking
- South facing enclosed rear garden.
- Raised garden to the front

Services

- Mains water
- Mains drainage.
- Oil fired central heating
- Fibre broadband available.

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 E2Y1





Building Energy Rating (BER): E1 BER No. 118435478
Energy Performance Indicator: 338.79 kWh/m²/yr

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

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