

FOR SALE

AMV: €285,000

File No. E641.BF



13 St. Aidan's Crescent, Wexford

Spacious Family Home: A well presented four-bedroomed semi-detached residence offering generous living accommodation, a versatile layout and an en suite bedroom.

Excellent Town Location: Set within a mature residential area on St. Aidan's Crescent, the property is within walking distance of St. Aidan's Shopping Centre and close to SETU, local schools and a wide range of amenities.

Sunny Enclosed Rear Garden: The property benefits from ample off-street parking to the front, convenient side access and a spacious enclosed rear garden with paved patio areas, ideal for outdoor dining, relaxation and family enjoyment.

Viewing Highly Recommended: Early viewing of this superbly located family home is strongly recommended to fully appreciate all it has to offer. For further information or to arrange a viewing appointment Call 053-9144393

A Spacious Family Home in a Highly Convenient Location

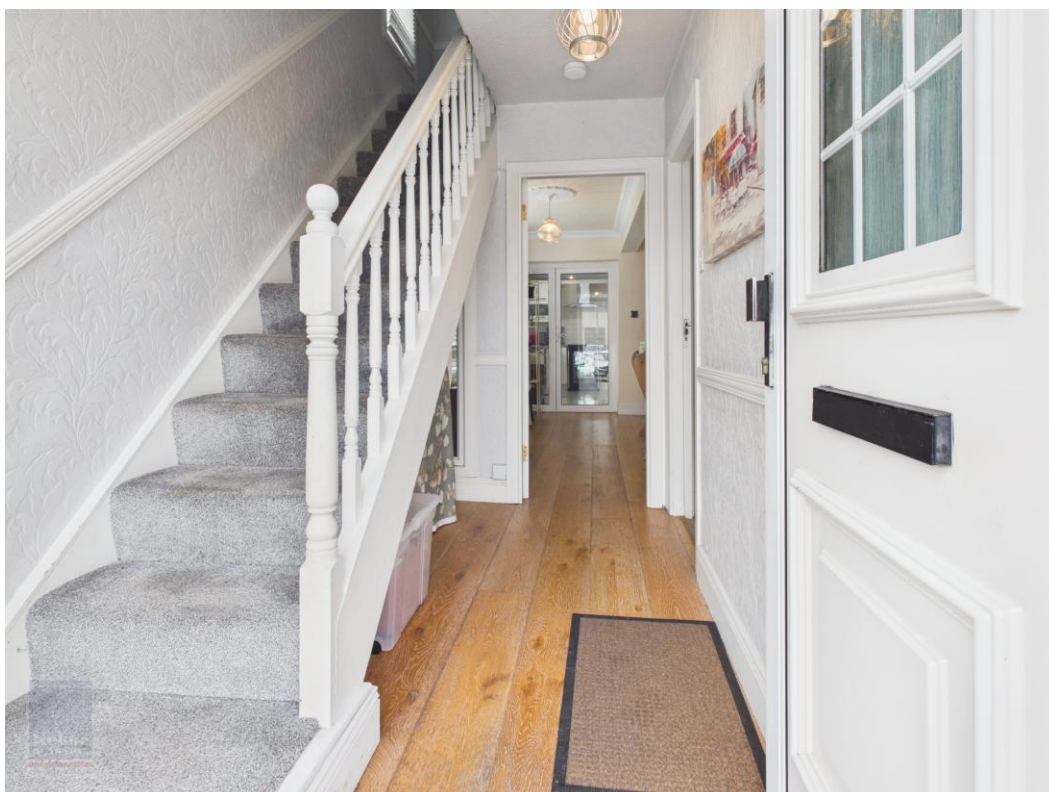
Offering generous living space, a versatile layout and an excellent town location, this spacious four-bedroom semi-detached residence on St Aidan's Crescent presents an ideal opportunity for families seeking a home with room to grow. Situated in a mature and well-established residential area, the property is just a short stroll from St Aidan's Shopping Centre and within easy reach of a wealth of local amenities.

The location is particularly appealing, with SETU, local schools, industrial and retail parks, shops, churches and all town centre amenities readily accessible, making everyday living both convenient and practical.

Extended and upgraded over the years, the property is presented to the market in excellent condition throughout. The well-proportioned accommodation has been thoughtfully enhanced to provide an excellent family layout, comprising four bedrooms, ensuite shower room, toilet, bathroom, a spacious living room, kitchen, utility room and inner hallway with excellent fitted storage.

Outside there is ample off-street parking to the front, complimented by convenient side access. The spacious enclosed rear garden enjoys a lovely sunny aspect, providing an ideal setting for outdoor activities and family enjoyment. With plenty of room for a kitchen garden or children's play area, along with paved patio areas offering a choice of sunny spots for al fresco dining and relaxation, the outdoor space is perfect for making the most of the warmer months.

Combining generous accommodation with a sought-after residential setting, this property represents an excellent opportunity for purchasers seeking a comfortable family home within easy reach of everything the town has to offer. Its size, layout and convenient location also make it an attractive proposition for investors.





ACCOMMODATION

Ground Floor

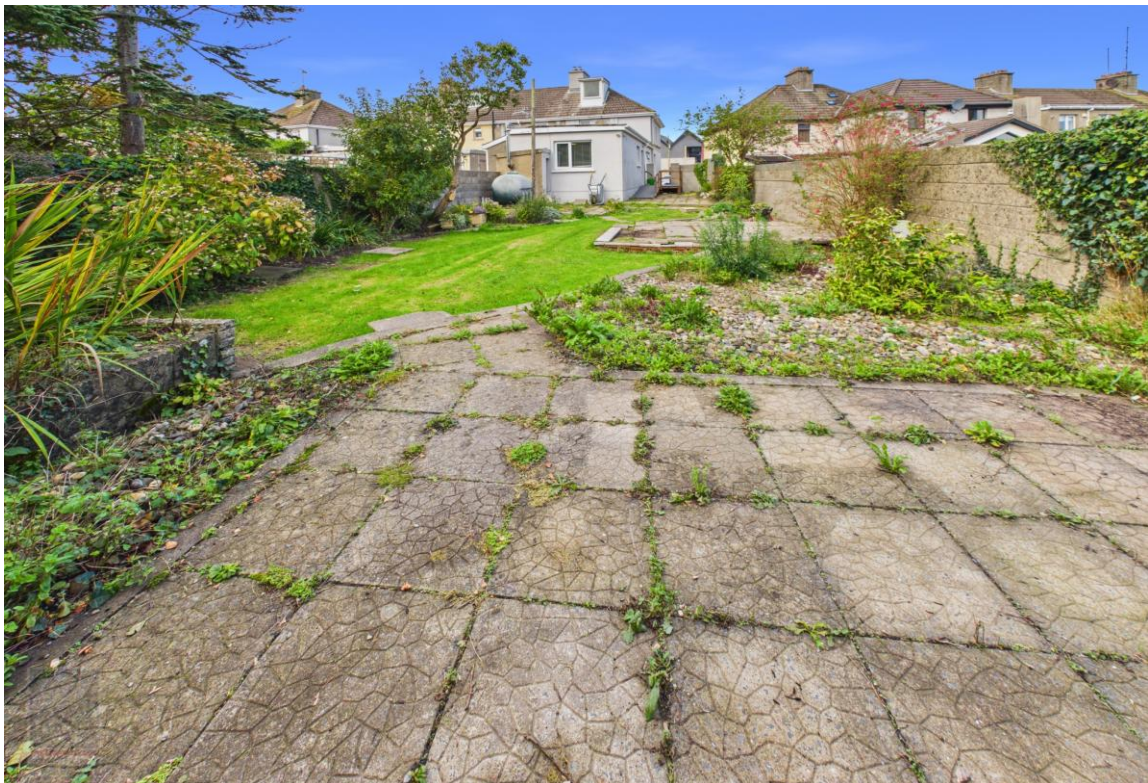
Entrance Hallway	2.97m x 1.80m	With laminate floor.
Bedroom 4 / Office	2.88m x 2.36m	With built-in wardrobes and laminate floor.
Sitting Room	4.34m x 3.94m	With fireplace with solid fuel stove, timber floor, ceiling coving and centrepiece. Door to:
Kitchen	3.77m x 3.74m	With built-in floor and eye level units, electric cooker, extractor, dishwasher, fridge freezer, hotpress with dual immersion part tiled walls and porcelain tiled floor.
Inner Hallway	3.68m x 0.96m	With excellent range of built-in storage and porcelain tiled floor.
Bathroom	2.82m x 2.30m	Fully tiled, shower stall with electric shower, bath w.c. and vanity w.h.b.
Bedroom 3	3.46m x 3.16m	With excellent range of built-in wardrobes and laminate floor.
Rear Hallway	2.75m x 1.08m	With porcelain tiled floor and door to outside.

First Floor

Bedroom 2	2.78m x 3.68m	With carpet floor and excellent range of built-in wardrobes.
Ensuite	2.43m x 0.91m	With shower stall, w.c., w.h.b.
Bedroom 1	3.42m x 3.89m	With timber floor, built-in wardrobe and ensuite
Ensuite	1.92m x 0.81m	With w.c and w.h.b

Total Floor Area: c. 119 sq. m. (c. 1,280 sq. ft.)





Features

- Mature residential location
- Close to shops, schools and all amenities
- Upgraded and extended
- Presented in excellent condition

Outside

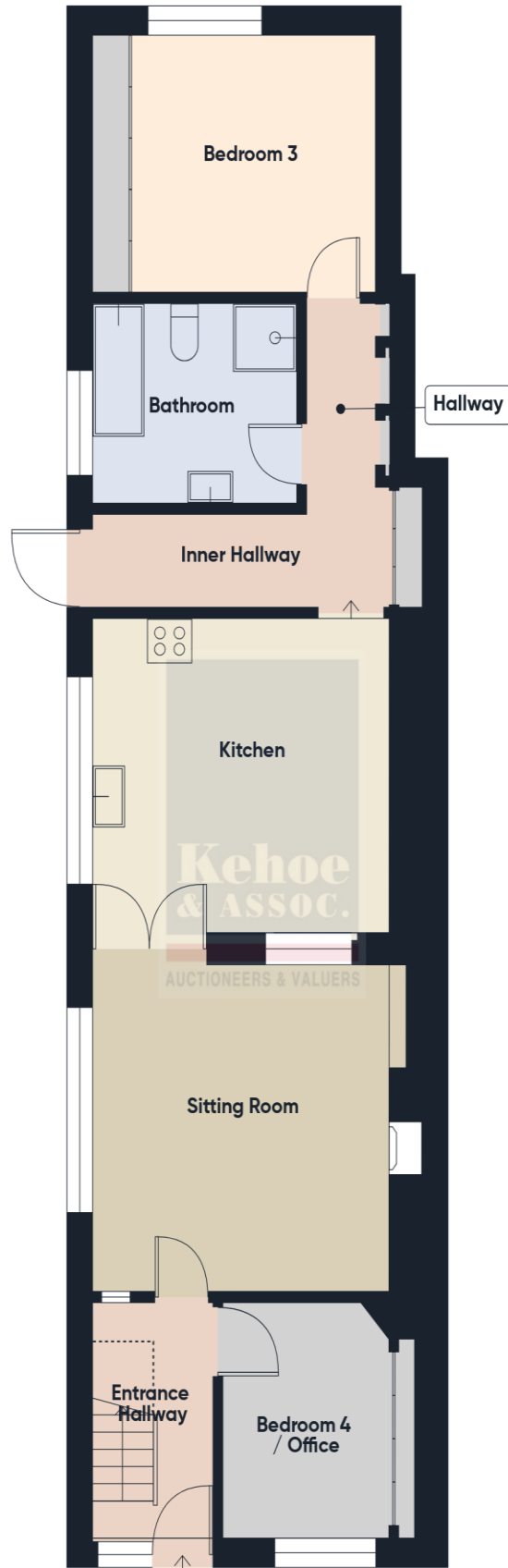
- Ample off-street parking
- Side access
- Spacious enclosed rear garden
- Garden shed

Services

- Mains water
- Mains electricity
- Mains drainage
- OFCH

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

DIRECTIONS: Eircode Y35ECK7



Floor 0



Building Energy Rating (BER): D2 BER No. 115526253
Energy Performance Indicator: 263.27 kWh/m²/yr

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

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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