

FOR SALE

AMV: €235,000

File No. D580 CWM



66 Bellefield Road, Enniscorthy, Co. Wexford Y21 Y5A4

- Kehoe & Assoc. are proud to present to the market this beautifully maintained 3-bedroom terraced townhouse in immaculate condition.
- Located in Bellefield, Enniscorthy a short walk from the town centre and all amenities.
- The original property was built in 1958 and extended in 2010 to include new windows & doors, now expanding to c. 137 sq. m.
- The cobble-lock driveway can accommodate two cars comfortably and the rear gardens offer patio areas, while also hosting an artist studio and separate garage.
- Accommodation comprises of an entrance hall, sitting room, kitchen / dining room, utility, and guest bathroom. Upstairs is three bedrooms and a family bathroom
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

66 Bellefield Road, Enniscorthy, Co. Wexford Y21 Y5A4

Kehoe & Assoc. is delighted to introduce to the market this exceptionally maintained, three-bedroom terraced townhouse, presented in immaculate condition. Situated in Bellefield, Enniscorthy, the property is just a short stroll away from the town centre and all local amenities. Originally constructed in 1958, the house was thoughtfully extended in 2010, now boasting new windows and doors, and expanding to approximately 137 square meters.

The front of the property features a cobble-lock driveway, comfortably accommodating two cars, while the rear gardens provide charming patio areas. Additionally, the outdoor space includes both an artist studio and a separate garage. The interior of the house offers ample accommodation, comprising an entrance hall, a spacious sitting room, kitchen/dining room, utility room, and a guest bathroom. The upstairs area consists of three well-appointed bedrooms and a family bathroom.

For those interested in viewing this stunning property, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393 to arrange a suitable time for a viewing.



ACCOMMODATION

Entrance Hall	4.83m x 3.02m	Tiled flooring, archway leading to storage area under staircase.
Sitting Room	4.81m x 4.00m	Timber flooring, feature open fireplace with cast iron insert & timber surround. Large windows overlooking front driveway, tv points and electrical points Solid timber with glass in frame double doors leading to:
Kitchen/Dining Area	4.87m x 4.79m	Tiled flooring throughout, fully fitted kitchen with floor eye level cabinets, ample worktop space, island with breakfast counter space, fully fitted display and storage area, stainless steel sink and drainer, granite uprise, and granite stone windowsill under large window overlooking rear garden. Space for electric oven, Candy 4-ring electric hob under extractor fan overhead, integrated Belling fridge freezer, integrated Whirlpool dishwasher. French doors leading to patio area to long garden. Door leading to:
Utility Space	1.31m x 1.14m	Tiled flooring, plumbed for washing machine. Door to:
Guest Bathroom	1.28m x 1.24m	Tiled flooring, w.h.b, and w.c.. <i>Timber carpeted staircase leading to:</i>



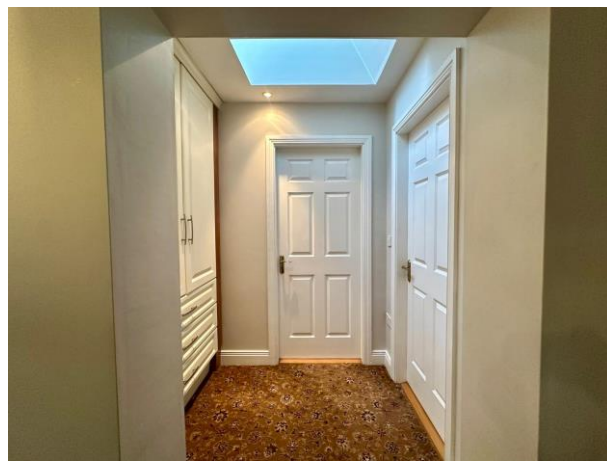
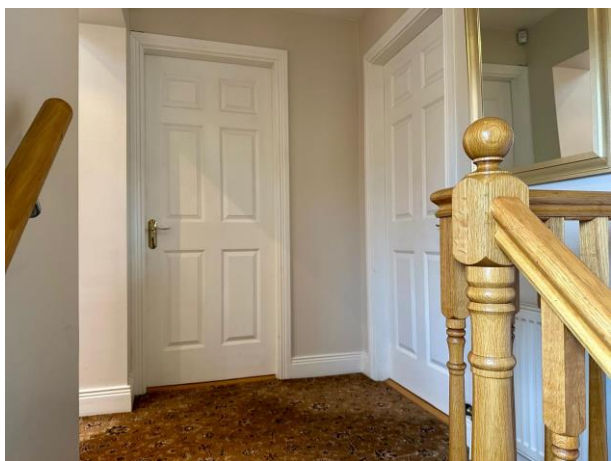


ACCOMMODATION

First Floor

Landing Area	3.2m x 1.92m	Carpet flooring throughout, fitted wardrobes with drawers underneath. Velux overhead with recess lights and attic access via stairs.
Master Bedroom	4.85m x 2.69m	Carpet flooring, double bay wardrobe housing hot-press and second double bay wardrobe and drawers providing large amount of storage space and large window overlooking front driveway.
Bedroom 2	3.98m x 3.27m	Timber laminate flooring, large window overlooking front driveway, electric points.
Bedroom 3	4.80m x 2.66m	Timber laminate flooring, large window overlooking rear garden, electric points and telephone point.
Family Bathroom	3.29m x 2.08m	Tiled flooring, floor to ceiling tiled surround, Large corner bath with chrome faucet and shower head, large enclosed shower with Triton T90z electric shower., w.h.b. and w.c. Window overlooking rear garden.

Total Floor Area: c. 137 sq. m / 1,475 sq. ft.





Features

- Built in 1958 with a substantial extension in 2010
- Extending to c. 137 sq. m.
- 3 bedrooms, 2 bathrooms
- Ready for immediate occupancy

Outside

- Off street parking
- Mature gardens
- Studio / Home office with tiled floors and French doors, 2.43m x 1.39m
- Storage Shed with electrical supply 2.39m x 1.8m

Services

- Mains water
- Mains drainage
- OFCH
- Broadband

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: Y21 Y5A4





Building Energy Rating (BER): C3 BER No. 118280957
Energy Performance Indicator: 220.53 kWh/m²/yr

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

Sales Agent
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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. PRSA No. 002141