

FOR SALE

AMV: €395,000

File No.d957. BK



‘Síocháin’, 3 Priory Hall, Spawell Road, Wexford

- “Síocháin”, meaning “peace”, is an immaculate 4-bed / 3-bath semi-detached family home extending to c. 158 sq.m. / 1,701 sq.ft.
- Remodelled and retrofitted entirely to exacting standards in 2020, this property is presented to market in exceptional condition.
- Highly sought after location off Spawell Road just a 750m walk from Wexford Town’s main thoroughfare.
- Amenities within easy reach include schools, sports clubs, Wexford Bus Station, O’Hanrahan Train Station, Wexford General Hospital, high street shopping, etc.
- Accommodation briefly comprises; entrance hallway, open plan kitchen / dining / living, sitting room, utility, guest w.c. and home office on the ground floor with 4-bedrooms (master ensuite), and a family bathroom on the first floor.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

Location

Kehoe & Associates are proud to present this beautiful 4-bed / 3-bath family home to market. Situated just off Spawell Road at 3 Priory Hall, Wexford, 'Síocháin' is situated in a highly sought after and desirable area of Wexford Town. It is a mere 750m stroll from Wexford's bustling main street and the picturesque quay front of Wexford Harbour. This prime location offers easy access to a range of amenities including schools, Wexford Bus Station, O'Hanrahan Train Station, GAA clubs, rugby and tennis clubs, Wexford General Hospital, high street shopping and a variety of bars and restaurants. 'Blue Flag' beaches at Curracloe and Rosslare Strand are 15 minutes and 20 minutes' driving distance away respectively, making it an ideal home for those seeking a convenient lifestyle close to the heart Wexford town. Dublin City can be reached in 1 hour 30 minutes' driving time.



‘Síocháin’, 3 Priory Hall, Wexford

Welcome to "Síocháin", meaning "peace," a beautifully remodelled and retrofitted 4-bedroom / 3-bathroom semi-detached family home that seamlessly blends style, comfort, and energy efficiency. Extending to c. 158 sq.m. / 1,701 sq.ft., this immaculate property is presented in pristine condition, having undergone a complete transformation in 2020 to exacting standards.

The extensive works completed in 2020 included the installation of a newly fitted kitchen, utility room, bathrooms, skirting boards, architraves, ceiling coving and elegant centrepieces. New flooring and carpets were fitted throughout, creating a fresh and inviting interior. The property also underwent significant energy-efficient upgrades, including enhanced insulation, newly fitted radiators with temperature controls, a condensing boiler, a water tank, and a water booster tank, earning the property a B3 Building Energy Rating.

The accommodation is thoughtfully laid out to provide both flexibility and practicality. The ground floor comprises a welcoming entrance hallway, an open-plan kitchen, dining, and living area that forms the heart of the home, a separate sitting room for added comfort, a utility room, a guest w.c., and a home office. The modern, open-plan living layout that was remodelled in 2020, creates the perfect space for both entertaining and everyday family life. Notably, the utility room features integrated storage that seamlessly matches the sleek and modern kitchen design. Upstairs, there are four generously sized bedrooms, including a master with extensive integrated sliding wardrobes and an ensuite bathroom together with a beautifully finished family bathroom.

The rear garden, accessible through sliding doors off the living room, has been thoughtfully designed with a stunning granite patio, offering an ideal space for relaxation and al fresco dining. The property also benefits from private off-street parking, walled boundaries at the rear for added privacy and a low-maintenance rear lawn. A block-built shed now houses the condensing boiler, water tank, and booster tank, providing practicality. Every detail of this exceptional property has been carefully considered and executed to the highest standard, offering a turn-key home ready for its next chapter.

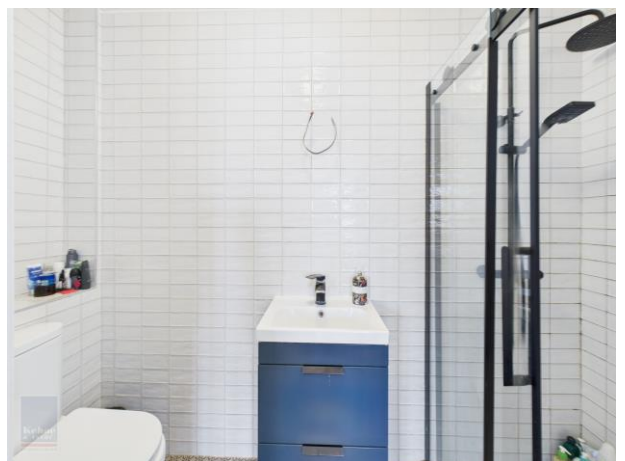
If you are looking for a family home in Wexford Town, this is an opportunity not to be missed. Arrange a viewing today to experience the charm and quality of "Síocháin".





ACCOMMODATION

Entrance Hallway	4.22m x 2.18m	Tiled floor, ceiling coving, centrepiece, staircase to first floor and custom fitted storage units under stairs.
<i>Open Plan Kitchen/ Living / Dining</i>		
Kitchen / Dining Room	6.28m x 5.31m (max)	Laminate floor, ceiling coving, centrepiece, modern fitted kitchen with extensive floor and eye level units and wine rack, quartz countertop and splasback, Belfast sink, integrated Whirlpool dishwasher, kitchen island unit with storage underneath and power supply. Open archway into:
Living Room / Playroom	4.16mx 2.65m	Laminate floor, ceiling coving and sliding door to rear patio area.
Sitting Room	5.08m x 4.05m	Laminate floor, ceiling coving, centrepiece, open fireplace with granite heart, custom fitted library, storage unit and bay window with fitted shutter blinds.
Utility Room	2.36m x 1.59m	Tiled floor, ceiling coving, custom fitted storage unit, plumbed for washing machine & dryer and door to rear garden.
W.C.	2.36m x 1.07m	Tiled floor, ceiling coving, w.c. and w.h.b. with vanity unit.
Home Office	4.44m x 2.71m	Laminate floor, ceiling coving, centrepiece, fitted shutter blinds.
<i>First Floor</i>		
Landing	2.76m x 2.31m	Carpet floor, ceiling coving and attic access.
Bedroom 4	2.63m x 2.35m	Laminate floor, built-in sliding robes and shutter blind.
Master Bedroom	3.59m x 3.29m	Laminate floor and built-in sliding robes.
Ensuite	2.69m x 0.98m	Fully tiled, w.c., w.h.b. with vanity unit and shower stall with pump shower.
Family Bathroom	2.49m x 1.85m	Fully tiled, w.c., w.h.b. with vanity unit, bath, overhead Velux window and shower stall with pump shower.
Bedroom 3	3.58m x 2.82m	Laminate floor, fitted shutter blind.
Bedroom 2	3.95m x 2.61m	Laminate floor, built-in sliding robes and fitted shutter blind.
Total Floor Area: c. 158 sq.m. / c. 1,701 sq.ft.		
Block Built Maintenance Room	2.50m x 1.45m	





Features

- Acc. extending to c. 158 sq.m. / 1,701 sq.ft.
- 4-bed / 3-bath semi-detached family home
- Retrofitted & remodelled in 2020
- Top quality finishes throughout
- Energy efficient home - BER: B3
- Highly sought after location
- Surrounded by amenities
- Flexible living accommodation

Outside

- Private off-street private parking
- Walled boundaries at rear
- Rear lawn area
- Granite patio area
- Side access
- Block built shed with condensing boiler, water tank and water booster tank
- Low maintenance garden
- Short stroll to Wexford's main street

Services

- Mains water
- Mains drainage
- O.F.C.H.
- ESB
- Fully alarmed
- Fibre broadband available

NOTE:

- Please note:** The Belling oven and hob, fridge freezer, washing machine and dryer are expressly excluded from the sale. These appliances can be negotiated at an additional cost to the agreed sale price.
- Works / upgrades completed in 2020:** Newly fitted kitchen & bathrooms, skirting boards & architrave, ceiling coving & centre pieces, flooring & carpets, insulation upgrades, granite patio, condensing boiler, water tank & water booster tank, remodelled open plan ground floor living layout.

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

DIRECTIONS: Eircode: Y35 K6X5. 'For Sale' sign





Building Energy Rating (BER): B3 BER No. 102065976

Energy Performance Indicator: 132.67 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