

FOR SALE

AMV: €225,000

File No. b409.CM



No. 14 Pinewood Estate, Wexford

- An excellent 3 bed detached family home with garage in this much sought after, mature residential location – most convenient to Wexford Town Centre.
- Close to the new Loreto Secondary School and Whitemill Shopping Centre.
- Within walking distance of schools, shops and all amenities.
- Extending to c. 121 sq.m. / 1,302 sq.ft., on a large site
- Acc. briefly comprises; entrance porch, hallway, 2 reception rooms, sun room, store/utility room, garage, 3 bedrooms, bathroom, hotpress
- Viewing is strictly by prior appointment with the sole selling only, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393



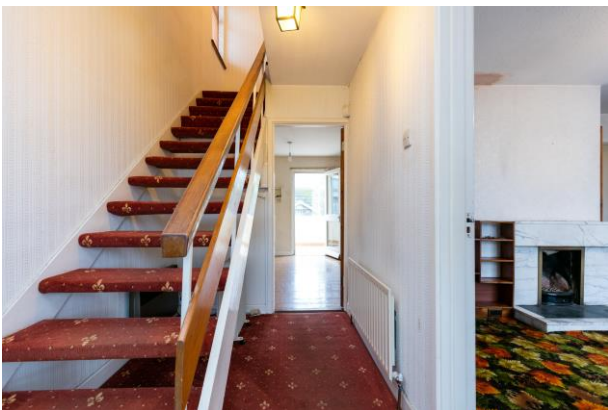
**Kehoe
& ASSOC.**

No. 14 Pinewood Estate

Location: No. 14 Pinewood Estate is situated in this mature residential location, close to Wexford Town Centre. It is within walking distance of all amenities including primary and secondary schools. The new Loreto Secondary School is close by. All other amenities including shopping centres are most convenient. The Whitemill Neighbourhood shopping Centre and St. Aidans Shopping Centre are all within walking distance. The property has easy access to Wexford's Ring Road and this location is only 10 minutes' drive from the M11 Motorway connection at Oilgate. Wexford is a bustling provincial town with a host of amenities on offer. This area is also close to both Wexford Retail Park, Clonard Retail Park and Clonard Village Centre.

Description: This property comprises a detached two storey family home with integral garage. There is a sun room extension to the rear. The property occupies a large site with off street parking available. The accommodation is bright & spacious and No. 14 Pinewood Estate has the benefit of oil fired central heating and PVC double glazing. The gardens are laid out in lawn to front and rear. This property is an excellent purchase for those seeking to acquire a family home in a mature settled location close to Wexford Town Centre. There are many amenities close by including Wexford GAA Park, Whitford Hotel, Pettitts SuperValu, etc.

Viewing comes highly recommended and is by prior appointment with the sole selling agents only. To arrange a suitable viewing time contact Kehoe & Assoc. at 053 9144393 or by email: sales@kehoeproperty.com



ACCOMMODATION

Entrance Porch	1.98m x 1.18m	With tiled floor.
Entrance Hallway	3.30m x 1.81m	
Sitting Room	4.12m x 4.12m (max)	Feature marble fireplace.
Living Room	3.42m x 3.06m	With tiled fireplace and fitted press
Kitchen/Dining Room	5.40m x 3.74m (max)	With fitted kitchen, wall and floor units, stainless steel sink unit, Bosch oven & Phillips hob.
Sun Room/Rear Porch	3.30m x 2.30m	With tiled floor and door to outside.
Store Room/Utility	2.54m x 2.34m	
Small Garage	2.82m x 2.54m	

Stairs to First Floor

Landing Area	2.89m x 1.89m	Hotpress with dual immersion water heater and fitted shelving.
Bedroom 1	4.09m x 3.20m	With two fitted wardrobes
Bedroom 2	3.49m x 3.14m (ave)	With fitted wardrobe
Bedroom 3	3.02m x 2.24m	
Family Bathroom	1.88m x 1.84m	With w.c., w.h.b., bath and tiled surround.

Total Floor Area: c. 121 sq.m. (c. 1,302 sq.ft.)



Features

- Fine detached home
- uPVC double glazing.
- Quiet residential area
- Most convenient location
- Walking distance to primary & secondary schools.
- Close to Wexford Town Centre
- Easy walking distance to a choice of supermarkets.

Outside

- Private driveway with off-street parking.
- Garden to front and rear.
- Entrance wall & piers.
- Enclosed rear garden
- Timber garden shed
- Side access

Services

- Mains water
- Mains drainage
- ESB
- OFCH

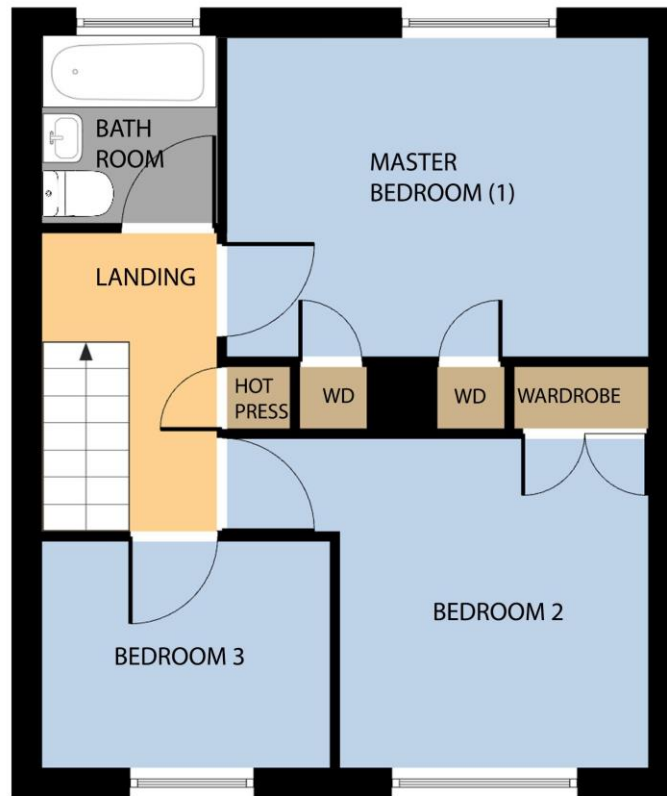
Directions: In Wexford Town proceed up Summerhill, passing Wexford GAA Park on the left-hand side. Turn left at Clonard Church. Continue along here passing Lidl Supermarket on your right. Turn right and continue along Whitemill Road until you come to the Pinewood Estate on the left-hand side. No. 14 is directly in front. (For Sale Boards). Eircode: Y35 R1H1



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 misstatement. 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): C3 BER No.: 114555436
Energy Performance Indicator: 221.05 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents only.
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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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