

# FOR SALE

AMV: €335,000

File No. c778.BF



## 12 The Estuary, Wexford

- Just a short stroll from Redmond Square, Bus/Train Station, The Main Street, all town centre amenities and directly opposite Wexford Boat and Tennis Club.
- No. 12 has been well maintained and lovingly cared for over the years, the interior finish has been carefully chosen giving the property the character and charm of a more mature residence.
- The landscaped rear garden has been cleverly planned to take full advantage of the southerly aspect, it is nicely planted in an almost tropical style with low maintenance finish and not a blade of grass in sight.
- This wonderful home is the perfect choice for those seeking a comfortable family home close to the town centre and within easy reach of the ring road and all national routes.
- To arrange a suitable viewing time contact the sole selling agents, Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.



**Kehoe  
& ASSOC.**

## 12 The Estuary, Wexford

Well-appointed 3 bedroomed detached home located in The Estuary one of Wexford Town's most sought-after residential locations. Just a short stroll from Redmond Square, Bus/Train Station, The Main Street, all town centre amenities and directly opposite Wexford Boat and Tennis Club. No. 12 has been well maintained and lovingly cared for over the years, the interior finish has been carefully chosen giving the property the character and charm of a more mature residence. It is presented to the market in pristine condition and offered for sale part-furnished. Indoor and outdoor living merge beautifully in this property, the sitting room to the front flows through to the kitchen/dining room to the rear and can be separated by neatly concealed pocket sliding doors. From the dining room sliding patio doors open onto a south facing deck with retractable awning overhead, the perfect spot for alfresco dining. Upstairs there are 3 bedrooms two of which are ensuite plus an extra bathroom and fabulous views of the Slaney Estuary from the front bedrooms. Outside there is an attractive low maintenance garden to the front with driveway providing off street parking for two cars. The landscaped rear garden has been cleverly planned to take full advantage of the southerly aspect, it is nicely planted in an almost tropical style with low maintenance finish and not a blade of grass in sight. Enjoy an evening tippie on the deck in the glow of the outdoor lighting listening to the trickle of the water feature and the birds singing. This wonderful home is the perfect choice for those seeking a comfortable family home close to the town centre and within easy reach of the ring road and all national routes.

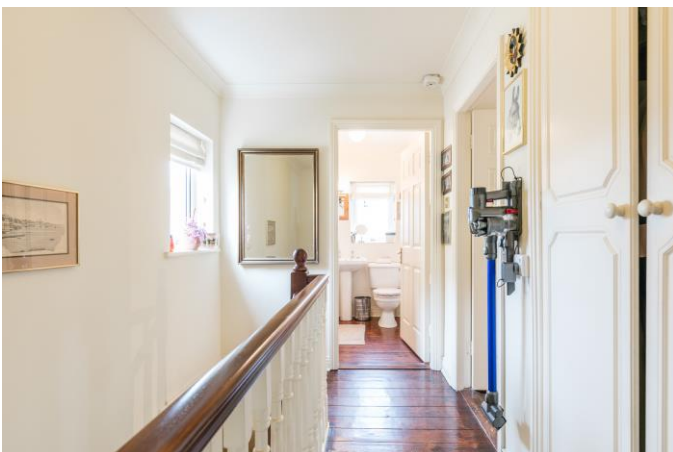
Viewing of this excellent family home comes highly recommended contact Wexford Auctioneers Kehoe & Associates on 053 9144393



## ACCOMMODATION

Entrance Hallway	4.89m x 1.09m	With timber floor, cloaks closet and stairs to first floor with under stairs storage.
Toilet	1.70m x 0.91m	With w.c, w.h.b and timber floor.
Sitting Room	4.55m x 4.12m	With timber floor, feature cast iron fireplace with gas insert, box window and built-in shelving. Concealed sliding pocket doors to:
Kitchen / Dining Room	6.78m x 4.57m	With excellent range of built-in floor and eye-level units, integrated hob, extractor, oven, dishwasher, fridge/freezer, microwave and washing machine. Part-tiled walls, timber floor and sliding patio doors to rear garden.
<b>Stairs to First Floor</b>		
Bedroom 1	2.37m x 3.24m	Feature box window with fabulous views of the Slaney Estuary, excellent range of slide robes, solid timber floor and bathroom ensuite.
Bathroom	3.81m x 1.81m	Shower stall with power shower, jacuzzi bath, w.c, bidet, vanity, w.h.b, heated towel rail, wainscoting and solid timber floor.
Hotpress		With dual immersion
Bedroom 2	3.42m x 3.26m	With excellent range of built-in wardrobes, solid timber floor and shower room ensuite
Ensuite	2.18m x 1.46m	Shower stall with electric shower, w.c, w.h.b, fully-tiled walls and solid timber floor.
Bedroom 3	2.86m x 2.83m	With fabulous views of the Slaney Estuary, built-in wardrobe and solid timber floor.
Bathroom	1.9m x 1.86m	Bath with shower mixer taps, w.c. and w.h.b., part tiled walls and timber floor.

**Total Floor Area: c. 121.7 sq.m. / 1,309 sq.ft.**



## FEATURES

- Much sought after location
- Presented in pristine condition
- Part-furnished
- Tastefully decorated
- Walking distance town centre

## SERVICES

- Mains water
- Mains electricity
- Mains drainage
- OFCH & Gas Fire

## OUTSIDE

- Driveway with ample parking
- Low maintenance front garden
- Enclosed south facing rear garden
- Extensive decking
- Garden shed





**DIRECTIONS:** From Redmond Square proceed out Redmond Road and The Estuary is on the left-hand side directly opposite Wexford Boat and Tennis Club. No. 12 is the second last house on the left-hand side. Y35N2V1

**Building Energy Rating (BER): D1**

**BER No.: 110309556**

**Energy Performance Indicator: 241.25 kWh/m<sup>2</sup>/yr**

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

**Selling Agent : Bernie Farrell**

**Contact Number :0872501492**

**Email: [bernie@kehoeproperty.com](mailto:bernie@kehoeproperty.com)**

**Kehoe & Assoc.,**

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053 9144393

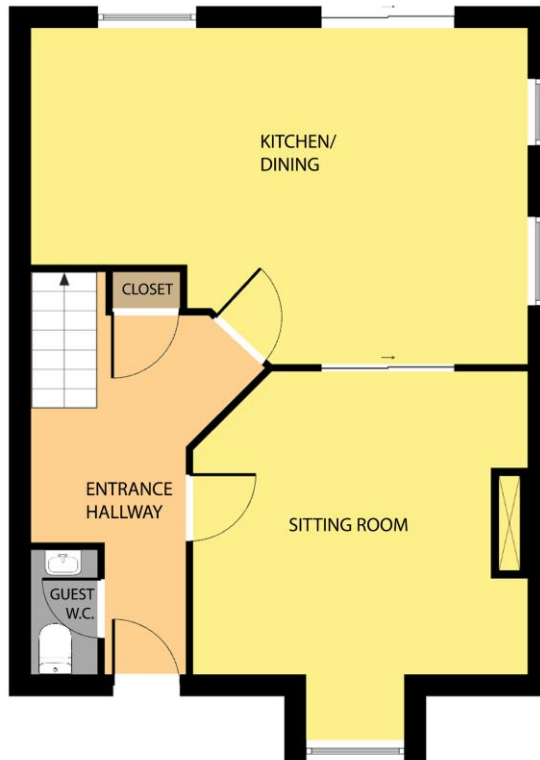
**[www.kehoeproperty.com](http://www.kehoeproperty.com)**

**Email: [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)**



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

GROUND FLOOR

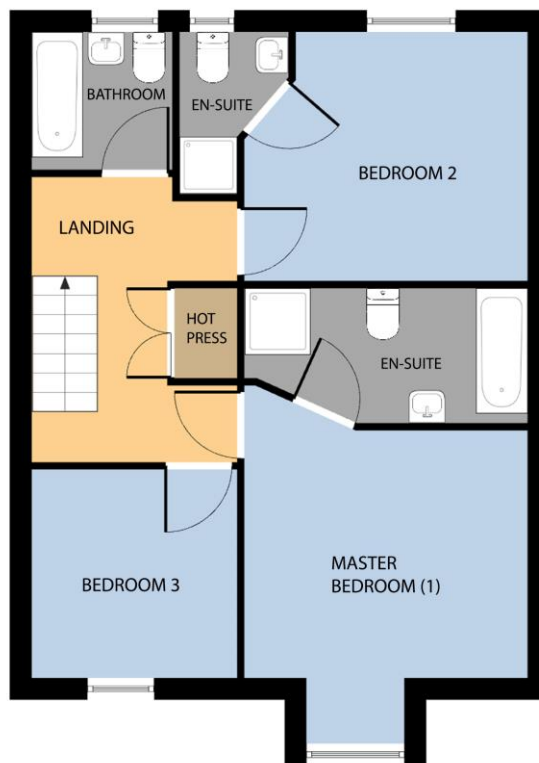


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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FIRST FLOOR



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