

FOR SALE

AMV: €410,000

File No. E164.CWM



36 Strandfield Manor, Spawell Road Wexford Y35 XNA7

- Built in 2023 this exceptional home is presented to the market in show house condition.
- Its advantageous location provides proximity to Wexford town centre, the Quays, and essential amenities including shops and schools, all of which are within walking distance.
- Three-bedrooms, three-bathrooms extending to c. 120 sq.m / 1,292 sq.m
- The accommodation comprises of an entrance hall, sitting room with open alcove to kitchen / dining, utility smartly tucked under the staircase with washing machine & dryer included, and a decadent guest bathroom. Upstairs the master bedroom includes an ensuite with water views and two further bedrooms with a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

36 Strandfield Manor, Spawell Road, Wexford Y35 XNA7

‘36 Strandfield Manor’ is an exceptionally impressive three-bedroom semi-detached residence being offered to the market in what can only be described as pristine show house condition throughout and is situated in a highly coveted premium residential area. This luxurious home encompasses all the amenities one could desire for everyday living, boasting a beautifully designed exterior highlighted by a welcoming yellow door. The internal layout is bright and spacious, thoughtfully arranged to facilitate family living, and features an exquisite decor that will undoubtedly evoke a sense of admiration from the moment one steps through the front entrance.

The accommodation includes a master bedroom with an ensuite bathroom and magnificent water views, along with two additional bedrooms, and a stylish, expansive living room/kitchen/dining area that overlooks a secluded garden with a sunny orientation. The property benefits from an excellent cul-de-sac location within the development, complete with a driveway. Its prime position offers proximity to Wexford town centre, a short 5-minute walk to the Quays, and all essential facilities such as shops and schools, all within walking distance. The main M/N11 and N25 roadways are easily accessible.

This remarkable residence is presented in immaculate turnkey condition and properties in this area are seldom available on the market. The sale of this property represents an outstanding opportunity for a permanent home, ideally suited to a diverse range of buyers due to its exceptional accommodation and convenient location. Viewing is strongly encouraged.

Early viewing of this property comes highly recommended. For further details and appointment to view contact Wexford Auctioneers; Kehoe & Associates on 053 9144393.



ACCOMMODATION

Entrance Hallway	5.50m (max) x 3.19 m (max)	Luxury timber flooring throughout. Window overlooking side passageway and understairs Samsung dryer and Haier washing machine.
<i>Through to:</i>		
Spacious Living Room	5.06m x 3.99m	Timber laminate flooring throughout, large window overlooking front driveway, high-quality finish with moulded skirting/architraves, tv points and electrical points.
<i>Open Alcove leading to:</i>		
Kitchen/Dining Area	6.50m x 3.76m	Tiled flooring throughout, floor and eye level cabinet, fully fitted kitchen with ample worktop space, tiled splashback, stainless steel sink and drainer under large window overlooking rear garden, Electrolux induction hob under extractor fan, built in Electrolux oven, Samsung dishwasher, Haier fridge freezer with freezer drawer set, French doors leading out to rear garden and upright radiator.
Guest Bathroom:	1.84m x 1.49m	Tiled flooring, large frosted window overlooking front driveway, w.h.b. with tiled splashback and lighting overhead and w.c.
<i>Timber staircase with carpeted runner and black trim:</i>		



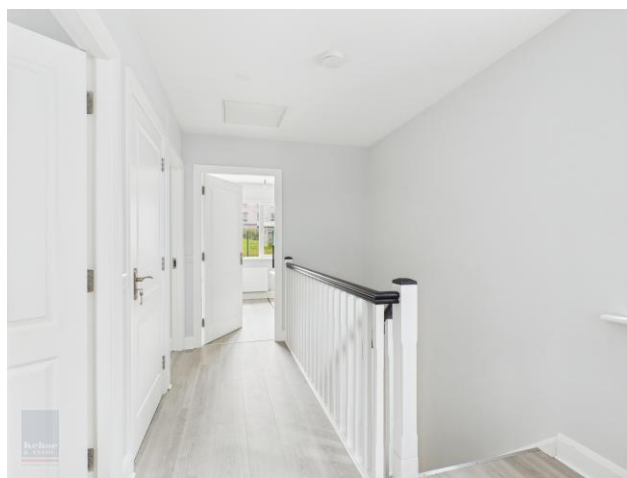
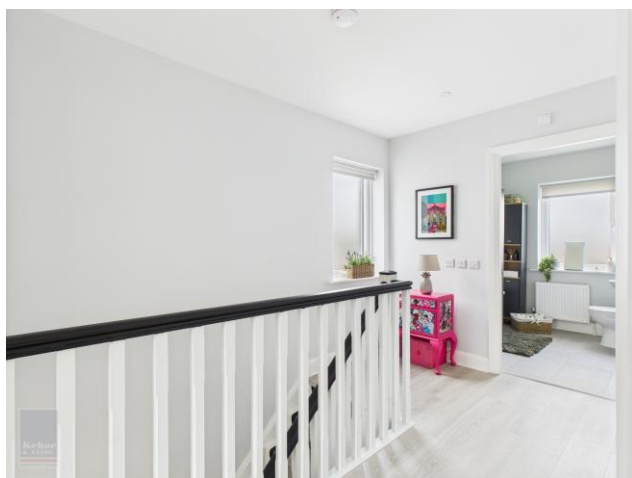


ACCOMMODATION

First Floor

Landing Area	3.59m x 2.31 m	Timber laminate flooring throughout, frosted window overlooking side passageway. Large hot-press with ample storage space.
Family Bathroom	2.30m x 2.23m	Fully tiled floor to ceiling, bath with shower overhead, w.h.b with tiled splashback and w.c.
Master Bedroom	4.10m x 4.00m	Timber laminate flooring throughout, tv points and electrical points, large window overlooking rear garden with River Slaney views and views of the Boat Club and Tennis Club.
En suite:	2.78m x 1.56m	Tiled flooring, enclosed shower with tiles floor to ceiling around, pressure pump shower with bi-folding glass doors, w.h.b. with subway tile backsplash, lighting overhead and w.c
Bedroom 2	4.08m x 3.64m	Timber laminate flooring, electric points and data points.
Bedroom 3	3.19m (max) x 3.02m	Timber laminate floor, electric points and data points, large window overlooking front driveway.

Total Floor Area: c. 120 sq.m / 1,292 sq.ft





Features

- Built in 2023 – min 7 years remaining on Home Bond
- Semi-detached
- 3-bedrooms, 3-bathrooms
- Extending to c. 120 sq.m / 1,292 sq.m

Outside

- Concrete driveway
- Enclosed rear garden in lawn
- Pedestrian access to Redmond Road

Services

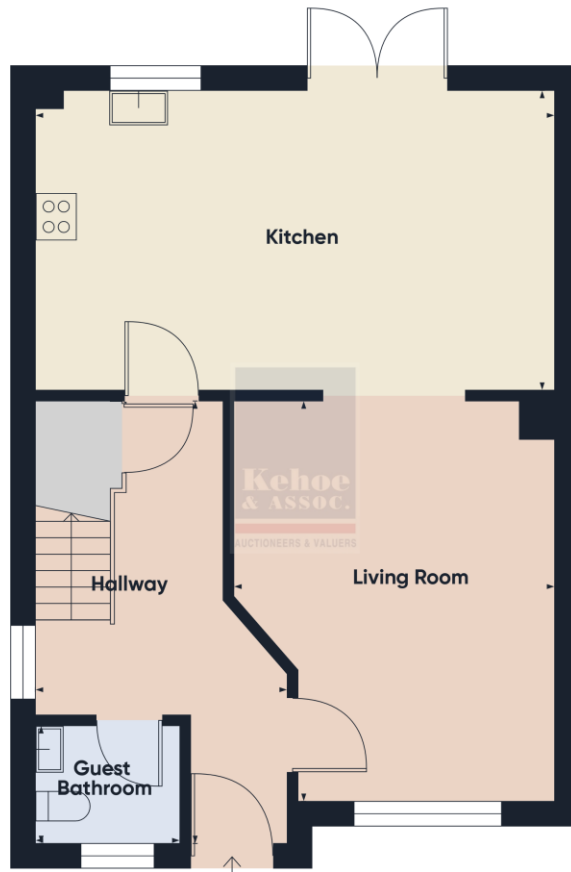
- Mains water
- Mains drainage
- Radiator heating throughout
- Air Water heat pump
- Siro Broadband

Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

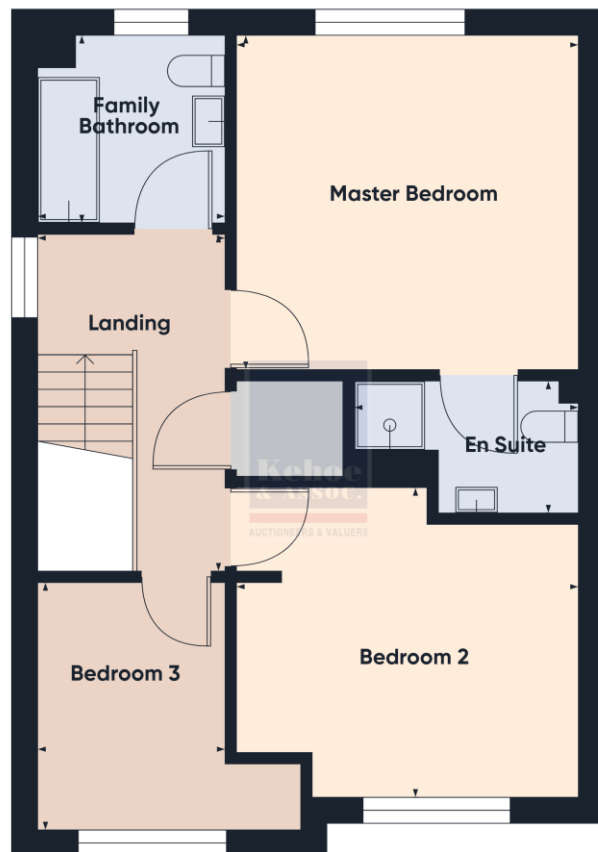
Directions: Eircode: Y35 XNA7







Floor 0



Floor 1

Building Energy Rating (BER): A2 BER No. 116833369
Energy Performance Indicator: 38.29 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