

FOR SALE

AMV: €282,000

File No.E435.CWM



19 Carricklawn, Wexford Y35 T2P8

- A detached bungalow, in walk-in condition with a newly renovated bathroom
- Ideally located in a quiet neighbourhood within walking distance to local / national bus routes
- Built in 1982 three bedrooms, one bathroom, extending to c. 70 sq.m. / 753 sq. ft.
- Ideal home office or workshop in the enclosed south facing rear garden which backs onto Wexford Racecourse.
- Accommodation comprises of a storm porch, entrance hallway, sitting room, kitchen/ dining room, three bedrooms and a newly renovated bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

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Nestled within the mature and highly sought-after Carricklawn development on the outskirts of Wexford Town, this superb, detached bungalow presents a rare opportunity to acquire a home in walk-in condition.

Beautifully maintained throughout, the property offers bright and well-proportioned accommodation comprising a welcoming storm porch, entrance hallway, a spacious sitting room, and a fully fitted kitchen/dining area ideal for modern living. There are three bedrooms and a newly renovated, stylish bathroom, all extending to approximately 70 sq.m. Externally, the home is equally impressive, featuring off-street parking with an attractive concrete driveway to the front, and a private, secluded rear west-facing garden that is not overlooked—perfect for relaxing or entertaining.

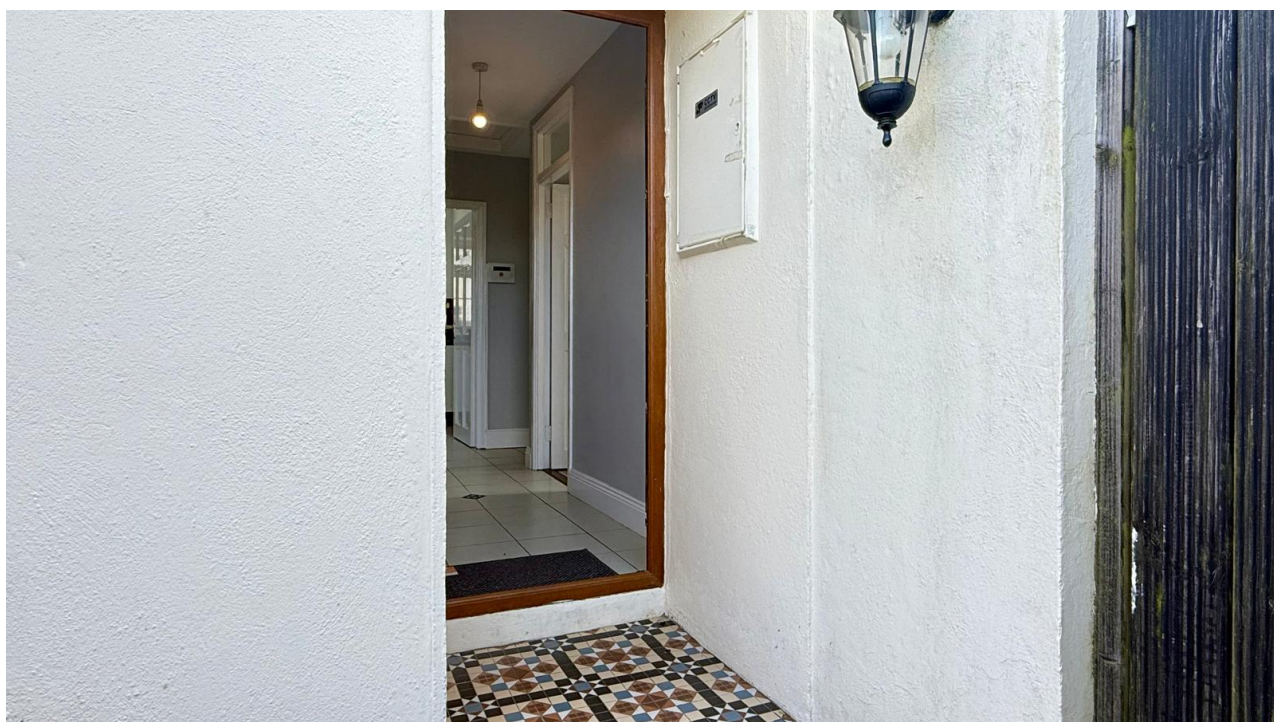
A versatile home office/workshop adds further appeal, ideal for remote working or hobbies.



The location is second to none, within walking distance of Wexford General Hospital, Wexford Racecourse, and the town centre with its full range of amenities, while a local bus stop at the entrance and easy access to the N25 and M/N11 ensure excellent connectivity.

Quietly positioned in a peaceful cul-de-sac, this property will appeal to a wide range of buyers, from first-time homeowners to those seeking a comfortable retirement setting, offering both convenience and lifestyle in equal measure.

Viewing highly recommended, for further details or to arrange a viewing, contact the sole selling agents, Kehoe & Associates, on 053 9144393.





ACCOMMODATION

Storm Porch	0.90m x 0.90m	Country tiles, step up into entrance hallway with composite door.
Entrance Hallway	3.52m x 1.12m	Tiled flooring, hatch to attic, alarm and fuse board.
Sitting Room	4.14m x 3.39m	Timber laminate flooring, feature open fireplace with back boiler, two window overlooking front garden, all double glazed pvc windows. Fibre broadband line, tv point and electrical points.
<i>From the hallway door through to:</i>		
Kitchen/Dining Room	4.63m x 2.42m	Tiled flooring throughout, dual aspect with window overlooking front garden and window overlooking side entrance under stainless steel sink and drainer with tiled splashback and ample worktop space, fully fitted kitchen with floor and eye level cabinets, Thor washing machine, newly installed Logic electric oven, four ring gas hob under extractor fan, free-standing Bosch fridge freezer, and free-standing larder, pedestrian door leading through to
Bedroom 1 (second Sitting Room option)	3.06m x 2.41m	Timber laminate flooring, large double glazed pvc window overlooking south facing enclosed garden.







ACCOMMODATION

Corridor	5.24m x 0.98m	Leading through to bedroom quarters. Tiled flooring throughout, composite large sliding doors leading through to the rear garden.
Family Bathroom	2.40m x 2.37m	Complete refurbished in 2026, Lino flooring, newly installed sanitary ware including a bath with chrome faucet and new shower door, Mira Sprint electric shower overhead, w.h.b with built in drawer storage underneath and chrome faucet with mirror overhead and w.c., door to hot-press with insulated water tank and storage shelving. Floor to ceiling surround vinyl walls and privacy window overlooking side garden.
Bedroom 2	2.42m x 2.37m	Newly laid timber laminate flooring, hatch to attic, pvc double glazed window overlooking side entrance.
Master Bedroom	3.54m x 3.50m	Timber laminate flooring, pvc double glazed window overlooking side garden.

Total Floor Area: c. 70 sq.m / 753 sq.ft







Features

- Detached bungalow
- 3 bedrooms, 1 bathroom
- Extending to c. 70 sq.m. / 753 sq.ft.
- Built in 1982

Outside

- Private south facing garden
- Garden home office / workshop
- Mature boundaries
- Driveway

Services

- Mains water
- Mains Drainage
- OFCH supplementing back boiler
- 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 T2P8







Building Energy Rating (BER): E2 BER No. 104961685
Energy Performance Indicator: 359.17 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