

FOR SALE

AMV: €299,000

File No.E384. BK



6 Templar's Court, Newline Road, Wexford

- Beautifully presented 3-bedroom semi-detached home extending to c. 98 sq. m. / 1,055 sq. ft. positioned in a cul-de-sac development with only seven properties.
- Superb town location surrounded by excellent amenities and less than 2km from Wexford Town Centre.
- Freshly redecorated throughout with newly fitted master bedroom ensuite.
- Bright rear kitchen / dining space opening onto westerly-facing patio area.
- Accommodation briefly comprise: Entrance hallway, sitting room, kitchen / dining room, utility room and a guest W.C. at ground floor level with a landing area, family bathroom and 3-bedrooms (master ensuite) on the first floor.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

Location

6 Templar's Court enjoys an enviable position just off the New Line Road, an address well known for its convenience and established residential character. Templar's Court itself is a small and settled cul-de-sac development, offering a peaceful setting while remaining exceptionally close to Wexford Town. Saint Aidan's Crescent Shopping Centre, including SuperValu and a range of everyday conveniences, is within comfortable walking distance. Clonard Retail Park is also nearby, while Wexford Town Centre lies less than 2km away, placing cafés, restaurants, retail outlets and professional services easily within reach.

Educational facilities are particularly strong in this locality, with several primary schools and Loreto Secondary School accessible on foot. Min Ryan Park and a variety of recreational amenities including Wexford Golf Club and St. Joseph's GAA Club are also close at hand, enhancing the area's appeal for families and active households. For those who enjoy coastal living, Rosslare Strand's renowned Blue Flag beach is just a 20-minute drive away, offering miles of sandy shoreline and excellent seaside amenities.



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Extending to c. 98 sq. m. / 1,055 sq. ft., 6 Templar's Court is a well-proportioned 3-bedroom semi-detached residence presented in excellent condition throughout. The property has recently undergone tasteful cosmetic enhancement, including full internal redecoration. A newly fitted ensuite has been fitted to the master bedroom, bringing a contemporary finish to the upper floor accommodation. Externally, the oil tank has been upgraded and repositioned on a concrete base. The ground floor comprises an entrance hallway leading to a comfortable living room featuring a solid fuel stove and bay. To the rear, the kitchen and dining area forms a bright and practical living space with sliding patio doors opening directly onto the rear garden. A generous utility room and guest W.C. provide valuable additional functionality.

Upstairs, there are three bedrooms, including a spacious master bedroom with newly completed ensuite facilities. A family bathroom serves the remaining bedrooms. The overall layout is efficient and well balanced, ideally suited to modern day living. The rear garden enjoys a desirable west-facing aspect, capturing afternoon and evening sunlight. It is fully enclosed with a patio area and lawn, offering privacy and security. To the front, a private driveway provides off-street parking. This is a turnkey home in a consistently sought-after town setting equally suited to first-time buyers, those trading down, or investors seeking a solid rental opportunity. Viewing comes highly recommended.





ACCOMMODATION

Ground Floor

Entrance Hallway	2.54m x 1.99m	With laminate flooring and staircase to first floor.
Sitting Room	4.58m x 3.73m	With carpet flooring, bay window and open fireplace with granite hearth.
Kitchen / Diner	4.16m x 3.67m	With tiled flooring, floor and eye level units with tiled splashback, integrated oven, electric hob and extractor. Sliding door to rear garden.
Utility Room	3.06m x 1.58m	With tiled flooring, countertop space, plumbed for washing machine and dryer. Door to rear garden.
Guest W.C.	1.41m x 0.88m	With tiled flooring, w.c. and w.h.b. with tiled splashback.

First Floor

Landing	3.58m x 1.96m	With carpet flooring.
Hotpress		
Family Bathroom	1.98m x 1.90m	With tiled flooring, half tiled walls, w.c., w.h.b. and bath.
Bedroom 2	3.79m x 2.98m	With carpet flooring.
Bedroom 3	2.56m x 2.70m	With carpet flooring.
Master Bedroom	4.31m x 3.80m	With carpet flooring and bay window.
Ensuite	2.92m x 0.87m	Fully tiled, w.c., w.h.b. and shower stall with Triton T90SR electric shower.

Total Floor Area: c. 98 sq. m. (c. 1,055 sq. ft.)





Features

- Acc. extending to c. 98 sq. m. / 1,055 sq. ft.
- Highly sought after location
- Presented in excellent order
- 3-bed / 3-bath residence
- Newly fitted master ensuite
- Freshly painted
- Cul-de-sac development with only seven properties

Outside

- Off street parking
- Walking distance to schools and Wexford Town Centre
- Enclosed Rear Garden
- Westerly rear aspect
- Low maintenance
- Upgraded Oil Tank
- Established Residential Area

Services

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

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

DIRECTIONS: Eircode: Y35 P5X0



Utility Room

Guest WC

Kitchen / Diner

Hallway

Sitting Room



Floor 0

Bathroom

Bedroom 2

Landing

Ensuite

Master Bedroom

Bedroom 3



Floor 1



Building Energy Rating (BER): D2 BER No. 117557199

Energy Performance Indicator: 263.7 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

