

FOR SALE

AMV: €240,000

File No.D945.CWM



64 Bishop's Water, Wexford Y35 Y56A

- Ready-to-occupy three-bedroom semi-detached residence extending to c. 92 sq.m. (990 sq.ft.).
- Prominent corner site with a large private rear garden and three useful outbuildings.
- Extended accommodation including a ground floor bedroom with spacious ensuite.
- Mature and highly convenient location within walking distance of Wexford Town amenities.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

64 Bishop's Water, Wexford Y35 Y56A

This ready-to-occupy property is a well-maintained three-bedroom semi-detached residence occupying a prominent corner position within this mature and established residential development. Extending to c. 92 sq.m. (990 sq.ft.), the property was originally constructed in the late 1950s.

Over the years, the property has benefited from a number of improvements and upgrades. The front and gable walls were pumped with insulation in the early 2000s, enhancing energy efficiency, while the majority of the windows were replaced with double-glazed PVC units circa 2010. At the same time, a substantial side extension was added, incorporating a ground floor bedroom with a large ensuite, together with a front porch extension. More recently, a new front entrance door was installed in 2023.

The accommodation is well laid out and briefly comprises an entrance porch, central hallway, comfortable sitting room, kitchen/dining room, utility room, and a ground floor third bedroom with a large ensuite. The first floor accommodates two further bedrooms and a family bathroom.



The accommodation is further complemented by a large, private and enclosed rear garden, laid mainly in lawn and bordered by mature planting, providing an attractive outdoor space for family enjoyment. The property also benefits from three separate outbuildings, all situated on concrete bases, including a timber garden storage shed, a concrete storage shed housing a generator, and a corrugated steel workshop suitable for hobbies, storage, or DIY use.

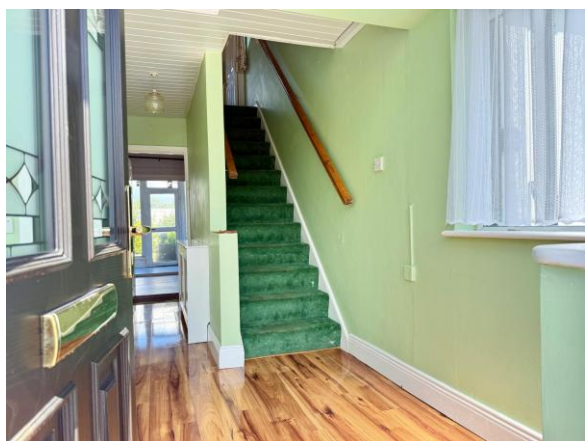
This appealing home offers excellent potential for owner-occupiers and investors alike, combining a convenient location, generous outdoor space, and practical ancillary accommodation within a sought-after residential setting close to Wexford Town and its many amenities.



The location is undoubtedly one of the property's strongest attributes. Bishop's Water is a long-established and highly convenient residential area situated within easy reach of all the amenities of Wexford Town. Residents can enjoy an excellent selection of shops, supermarkets, cafés, restaurants, schools, sports clubs, and public transport services, all within proximity. Wexford's vibrant town centre offers a wonderful mix of retail, cultural, and leisure facilities, including the Opera House, Quay front walks, marina, and a wide range of excellent dining establishments.

The area also benefits from easy access to the N25 and M11 road networks, making commuting to Dublin, Waterford, and surrounding areas straightforward and convenient. Nearby beaches, coastal walks, and scenic countryside further enhance the lifestyle appeal of this ideally positioned property.

It is highly recommended, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.



ACCOMMODATION

Entrance Hall	5.15m (max) 2.57m (max)	Timber laminate flooring throughout. Dual aspect porch entrance leading to hallway with stair lift on the staircase, radiator cover, panel ceilings, electric fuse board and change over switch.
Sitting Room	3.87m x 3.32m	Timber laminate flooring, sliding glass door leading into this roof where there is a feature fireplace, solid fuel stove with back boiler function window overlooking front driveway and hot-press to the right-hand side, coving, large window overlooking front driveway, tv points and electrical points, radiator covers.

From the Hallway leading in to:

Kitchen/Dining Room	5.30m x 3.02m	Lino flooring throughout, dining area leading into the kitchen area fully fitted with floor and eye level cabinets, solid timber kitchen, ample worktop space, free standing Powerpoint electric oven, freestanding Belling fridge freezer, stainless steel sink and drainer under window overlooking rear garden, vinyl splashback throughout. Off Kitchen/Dining area is an under stairs cabinet.
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Door leading through to:





ACCOMMODATION

Middle Porch	1.46 m x 0.96m	Lino flooring, washing machine point, worktop space under double glazed window.
<i>Through to further:</i>		
Utility Space	2.84m x 1.39m	Lino flooring, timber panel walls and ceiling, small window overlooking rear garden, ample space for utilities.
<i>From Dining Area, French doors leading out to:</i>		
Sunroom	2.31m x 1.81m	Concrete floor with single glazing and Perspex roof above.
<i>Off Dining Room:</i>		
Bedroom 1	3.33m x 2.79m	Lino flooring throughout. Double glazed window overlooking rear garden, tv points and electrical points, ceiling rose.
<i>Door leading through to:</i>		
Adapted Bathroom	2.67m x 2.38m	Tiled floor, enclosed shower with tile surround, modified with a wet room station and Triton T90 sr, w.h.b & w.c., Velux overhead.
<i>Carpeted staircase with a chair lift leading to:</i>		

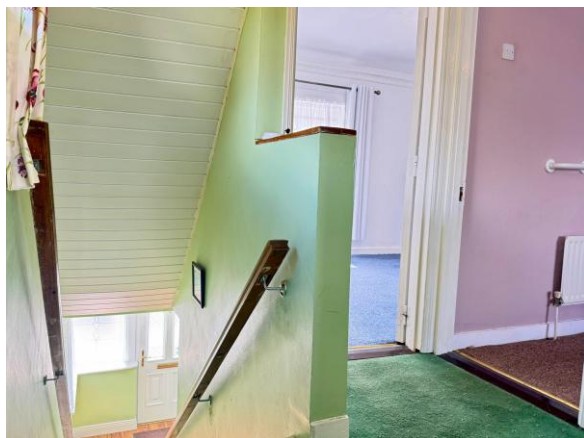


ACCOMMODATION

First Floor

Landing Area	1.86m (max) x 1.49m (Imax)	Carpeted flooring, hatch to attic, double glazed window overlooking ridge roof of the bedroom on the ground floor.
Master Bedroom	4.28m x 2.93m	Carpeted flooring, coving, ceiling rose, built in wardrobes, double glazed windows overlooking front driveway.
Bedroom 2	3.63m x 2.94m	Carpeted flooring, built in wardrobe, ceiling rose, tv points and electrical points, large window overlooking rear garden, town and harbour views.
Family Bathroom	2.02m x 1.86m	Lino flooring, bath with Triton T90 si overhead, one wall tile surround with vinyl to all other wall, w.h.b and w.c.

Total Floor Area: c. 92 sq. m / 990 sq. ft.





Features

- Built in 1950's.
- Three bedrooms, two bathrooms.
- Extending to c. 92 sq.m.
- New windows, doors & insulation upgrades.

Outside

- Matt-concrete driveway.
- Ramp access.
- Large enclosed rear garden.
- Multiple Outbuildings.

Services

- Mains water.
- Mains drainage.
- OFCH.
- Fibre broadband is available.

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 Y56A





Building Energy Rating (BER): F BER No. 119508562
Energy Performance Indicator: 356.66 kWh/m²/yr

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

Sales Agent

CATRIONA MURPHY

087 2427525

Email: catriona@kehoeproperty.com



Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: info@kehoeproperty.com



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