

FOR SALE

AMV: €395,000

File No.E477.BK



1 Manor Avenue, Roxborough Manor, Wexford

- **Exceptional A-rated 3-bed / 3-bath end of terrace residence extending to c. 125 sq. m. / 1,345 sq. ft. with the benefit of an additional family room / home office.**
- **Occupying a corner position within Roxborough Manor overlooking a large open green area to the front with rear views stretching to Rosslare Harbour from the first floor.**
- **Constructed in 2022 and presented in immaculate turnkey condition within minutes of Wexford Town Centre and the N25 / N11 roads network.**
- **Meticulously maintained with stylish contemporary interiors throughout.**
- **Directly south facing rear patio and garden area enjoying all day sunshine and exceptional privacy.**
- **To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393**



**Kehoe
& ASSOC.**

Location

No. 1 Manor Avenue enjoys an exceptional location within the highly sought after Roxborough Manor development in Mulgannon, one of Wexford Town's most convenient residential addresses. The property is situated approximately 2.5km from Wexford Town Centre and is within immediate reach of primary and secondary schools, churches, supermarkets, pharmacies, coffee shops, pubs, restaurants and all town amenities.

There is a bus stop conveniently positioned close to the entrance of the development while the N25 / N11 road network are also very easily accessed, connecting Dublin, Waterford and Rosslare Europort. Golf enthusiasts are particularly well catered for with Wexford Golf Club located within a short stroll of your doorstep.

County Wexford's wonderful 'Blue Flag' beaches at Curracloe and Rosslare Strand are both approximately 20 minutes' driving distance away. No. 1 Manor Avenue offers the perfect balance of peaceful residential living while still being within easy reach of all the amenities that Wexford Town has to offer.



1 Manor Avenue, Roxborough Manor, Wexford

No. 1 Manor Avenue is an exceptional A-rated family residence presented in immaculate turnkey condition throughout. Positioned on a corner plot overlooking a large open green area and enjoying a wonderfully private south facing rear garden, this impressive contemporary home extends to c. 125 sq. m. / 1,345 sq. ft. and offers bright and beautifully appointed accommodation ideally suited to modern family living. Constructed in 2022, the property has been carefully styled throughout with a superb balance of contemporary finishes and practical family accommodation. The interiors are beautifully presented with wall panelling, media walls, modern tiling finishes and an abundance of natural light throughout.

The ground floor accommodation comprises a welcoming entrance hallway with a door to the right leading into a versatile family room or home office suitable for a variety of requirements. At the opposite side of the entrance hallway is a door leading through to the main sitting room featuring wall panelling and an open archway into the spacious kitchen and dining area. This space forms the heart of the home and is beautifully appointed with contemporary fitted units, feature island and sliding doors opening directly onto the rear patio and garden. The rear garden enjoys a directly south facing aspect benefitting from sunshine throughout the entire day together with an exceptional degree of privacy enhanced by mature foliage along the rear boundary. The ground floor accommodation is completed with a guest W.C. and utility room.

Upstairs there is a bright landing area with a storage press, three generously proportioned bedrooms including a spacious master ensuite bedroom and the large family bathroom. Both bedroom 2 and bedroom 3 at the rear of the property enjoy distant views towards Rosslare Strand and Rosslare Harbour. Externally, the property benefits from a cobble lock entrance driveway with private parking for two vehicles and side access to a substantial enclosed rear garden laid in lawn with a patio area ideal for outdoor dining and entertaining. No. 1 Manor Avenue is certain to appeal to a wide range of purchasers seeking a modern energy efficient turnkey home in one of Wexford Town's most convenient residential locations.

Viewing of this exceptional home comes highly recommended. To arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393



ACCOMMODATION

Entrance Hall	5.67m x 2.08m	Tiled flooring. Staircase to first floor.
Family Room/Home Office	5.13m x 2.76	Carpeted flooring, media wall panelling and window overlooking front green area.
Sitting Room	4.18m (max) x 4.09m (max)	Laminate flooring, wall panelling, electric fireplace, window overlooking front green area.
<i>Open archway leading through to:</i>		
Kitchen/Dining Room	4.56m (max) x 4.19m (max)	Tiled flooring, fitted kitchen with floor and eye level units, island unit, integrated Whirlpool oven, electric Whirlpool hob with overhead extractor fan, tiled splashback, integrated Whirlpool dishwasher, sliding door to rear patio and garden.
Utility Room	1.83m x 1.56m	Tiled flooring, fitted storage units, plumbed for washing machine and dryer.
Guest w.c.	2.10m x 1.56m	Tiled flooring, wall panelling, w.h.b with tiled splashback and w.c.

From Entrance Hallway, staircase leading to:









ACCOMMODATION

First Floor

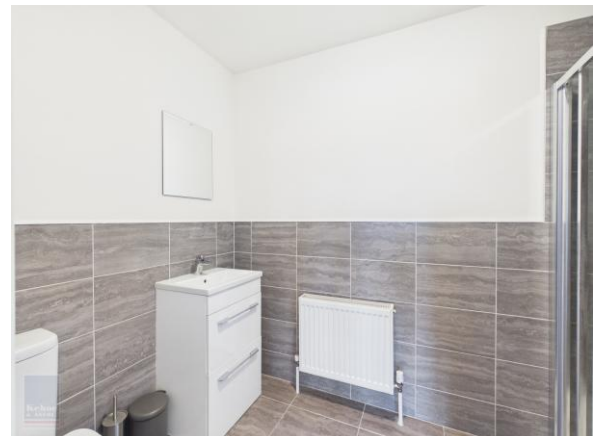
Landing	3.28m (max) x 2.07m (max)	Carpeted flooring, storage press.
Bedroom 3	3.08m x 2.28m	Carpeted flooring, rear views of Rosslare Strand and Harbour.
Bedroom 2	3.08m x 0.56m	Carpeted flooring and integrated wardrobe unit, rear views of Rosslare Strand and Harbour.
Family Bathroom	2.45m x 2.48m	Tiled flooring, half tiled walls, bathtub with mixer taps and tiled surround, w.h.b. with vanity unit and w.c.
Master Bedroom	3.90m (max) x 3.68m (max)	Carpeted flooring and integrated wardrobe units, views overlooking front green area.
Ensuite	2.88m x 1.82m	Tiled flooring, half tiled walls, shower stall with pump shower and tiled surround w.h.b. with vanity unit and w.c.

Total Floor Area: c. 125 sq. m. / 1,345 sq. ft.









Features

- Exceptional A-rated family home
- Superb 3-bed / 3-bath property
- Most conveniently located
- Constructed in 2022
- Extending to c. 125 sq. m. / 1,345 sq. ft.
- Immaculate turnkey condition
- Additional family room / home office
- Distant rear views towards Rosslare Strand and Harbour
- Extensive side access

Outside

- Private enclosed rear garden
- Directly south facing rear aspect
- Patio area ideal for outdoor dining
- Mature rear foliage providing excellent privacy
- Side access
- Cobble lock entrance driveway
- Off street parking
- Occupies a corner plot

Services

- Mains water
- Mains drainage
- Air to Water heating system
- Fibre Broadband 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 X9DN







Building Energy Rating (BER): A2 BER No. 115222523
Energy Performance Indicator: 40.48 kWh/m²/yr

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

Selling Agent
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