

FOR SALE

AMV: €450,000

File No. E403.CM



‘Gareloch’, Coolcotts Lane, Wexford

- Just off Belevedere Road this detached bungalow stands on 0.272 acres.
- Approximately 121 sq.m / 1,302 sq.ft on flexible and well-laid out accommodation.
- Mature tarmac curbed driveway, extensive parking & beautiful landscaping with detached garage to the rear of ‘Gareloch’.
- Prime location which offers a wonderful balance of privacy and accessibility.
- Walking distance to shops, schools, Wexford’s Main Street and local amenities.
- Highly sought-after location offering privacy in Wexford Town.
- Accommodation briefly comprises: Entrance hall, sitting room, livingroom / diningroom / kitchen, 3 bedrooms, family shower room, and separate WC.
- To arrange a suitable viewing time, contact the Sole Selling Agents, Kehoe & Assoc. on 053 9144393.

‘Gareloch’, Coolcotts Lane, Wexford

Description: ‘Gareloch’, Coolcotts Lane, Wexford, is a charming three-bedroom detached bungalow extending to c. 121 sq.m / 1,302 sq.ft set on a private site extending to c. 0.11 hectares / 0.272 acres and, offering well-balanced accommodation suited to modern living. A bungalow for sale within walking distance to town centre is a very rare opportunity.

The property is approached via a generous tarmacadam driveway, offering parking. It is situated in mature residential location. There is by a boundary wall ensuring privacy and security. Well-defined steps lead to the front entrance, enhancing the home’s overall kerb appeal.

The interior comprises a welcoming front hallway, bright front sitting room, along with a kitchen / living / dining area forming the heart of the home, ideal for both everyday living and entertaining. a sunroom adjoining the kitchen / living / dining area, that overlooks the beautifully landscaped garden, providing a bright and relaxing space with a strong connection to the outdoors. The property also includes three well-proportioned bedrooms and a main family shower room with a separate WC.

Externally, the property benefits from a beautifully landscaped garden, thoughtfully designed with an abundance of mature trees and established shrubs, creating a private and tranquil outdoor setting. A paved patio area is located to the rear of the kitchen and dining space, ideal for al fresco dining, while the sunroom provides access to a second paved patio area adjoining the garden.

To arrange a suitable viewing time, contact the Sole Selling Agents, Kehoe & Assoc. on 053 9144393.







ACCOMMODATION

| | |
|-----------------------|---------------------------|
| Storm Porch | 1.60m x 1.27m |
| Hallway | 3.01m x 1.83m |
| Sitting Room | 3.81m x 3.94m |
| Kitchen / Dining Room | 6.51m (max) x 3.36m (max) |

With electric fitted fire.

Fitted kitchen with wall and floor units, stainless steel sink unit, tiled floor and tiled splashback, cooker with double oven, dishwasher, washing machine, fridge, freezer. French doors leading to extensive patio area outside.

Fitted Hotpress

With dual immersion water heater.

Sunroom 3.81m x 3.61m

With tiled floor and door to outside patio area.

Rear Hallway leading to:

Bedroom 1 4.08m x 3.35m

With extensive slide robes.

Bedroom 2 3.32m x 3.03m

Bedroom 3 3.13m x 2.55m

Shower Room 2.46m x 1.70m

Recently completed with walk-in shower in wetroom format with Triton t90SR electric shower, tiled floor to ceiling, bidet, w.h.b. with built-in vanity unit, wall light & mirror. Separate W.C. Adjacent

W.C.

Total Floor Area: c. 121 sq. m. (c. 1,302 sq. ft.)







Features

- Walking distance to all amenities and Wexford Main Street.
- Prime location, close to Wexford Town Centre.
- Presented in good condition.
- Ideal family home extending to c. 121 sq.m

Outside

- Tarmacadamed curbed driveway.
- Landscaped garden.
- Large patio areas.
- Detached garage.

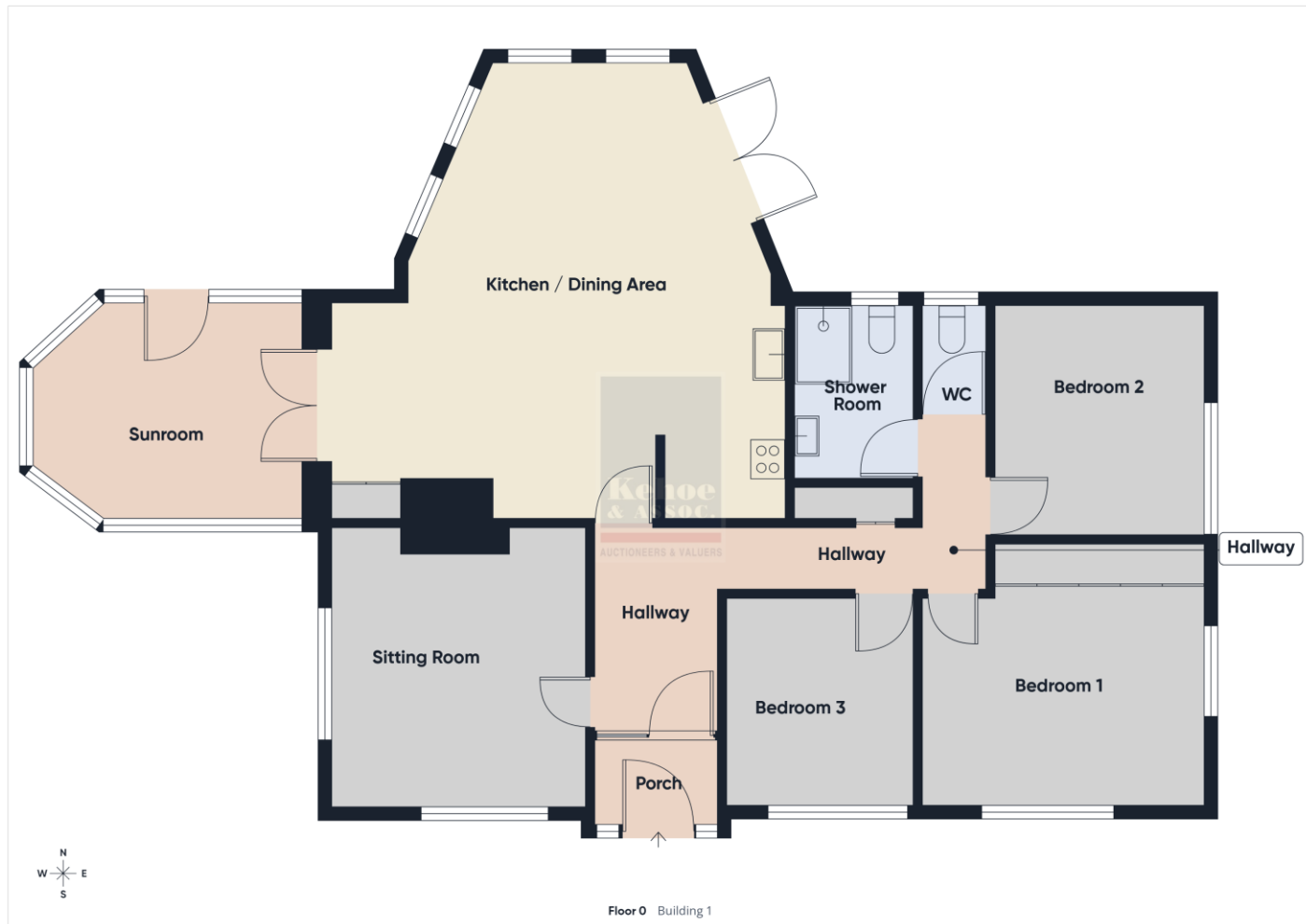
Services

- Mains Water
- Mains Sewerage
- OFCH
- uPVC double glazed windows

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

DIRECTIONS: Eircode Y35X4H5





Building Energy Rating (BER): E1 BER No. 119285815
Energy Performance Indicator: 324.79 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