

Glenville Road, Coolcotts, Wexford.

Beautifully presented bungalow residence in pristine condition and meticulously maintained. Spacious mature gardens to front and rear with excellent parking.

Located in one of the most sought after residential areas on the outskirts of Wexford town, only minutes from supermarkets, local shops, schools, churches, 3rd level etc.

Practically adjacent to the N25, Waterford City & airport is less than 1 hour, South Dublin and Airport is easily connected via the N11 and is less than 2 hours. The ferries at Rosslare Europort are less than 20 minutes, and Ferrycarrig and The Irish National Heritage Park are only 5 minutes driving distance.

Accommodation is bright, spacious, well laid out, tastefully decorated and has many attractive features throughout.

ONE OFF - NOT TO BE MISSED.

OFFERS IN EXCESS OF €269,000.

Beautifully presented .

Mature gardens.

Superb location.

Nicely laid out.

Premium opportunity to acquire top class home.

VIEWING HIGHLY RECOMMENDED.

Accommodation Comprises:

Entrance Hallway 12'9" X 6' Bright and spacious.

Lounge 16'2" X 15'3" Solid fuel stove, beamed mantelpiece with brick fireplace, attractive corner display area, wainscotting on walls, beamed ceiling.

Kitchen/Diner 21'8" X 12'2" Fully fitted eye and waist level kitchen units, centre island, stainless steel sink unit, stove, tiled floors, part tiled walls.

Utility 9'6" X 5'8 Tiled floor, built in presses, plumbed for appliances, door to rear.

Hallway Hotpress

Bedroom No.1 10'7" X 11'5" With built in wardrobes.

Bedroom No. 2 11'5" X 10'4" With built in wardrobes.

Bedroom No. 3 13'2" X 12'3" With built in wardrobes.

Bedroom No. 4 20' X 10'2" Feature bay window, en-suite

En-Suite 6'1" X 12'1" WC, WHB, Shower, fully tiled, heated towel rail.

Main Bathroom 6'1" X 12'1" WC, WHB, part tiled walls, tiled floors, bath, shower, heated towel rail

External office/study/utility room/storage

Outside: Gardens as described also large concrete parking area.

Services: Private water & sewage, ESB, Oil fired central heating

BER: C3 Ber No: 109326744 219.79 kWh/m²/yr

Viewing: Strictly by appointment with the sole selling agent.

Apply: Keane Auctioneers (053) 9123072

GPS Co-Ordinates: Latitude 52.334 Longitude -6.50815