

FOR SALE

AMV: €299,000

File No.E518.CWM



6 Highfields, Whitemill, Wexford Y35 Y6X6

- **Prime Wexford Town Location** – Well-maintained three-bedroom semi-detached home in the highly sought-after Highfields development, within walking distance of Wexford Main Street, schools, shops and all local amenities.
- **Bright & Comfortable Accommodation** – Extending to approximately 90 sq.m. (969 sq.ft.), comprising entrance hall, sitting room, kitchen/dining room, three bedrooms and family bathroom.
- **Excellent Outdoor Space** – Generous side garden with development potential (subject to planning), sunny elevated rear garden with patios and mature landscaping, plus off-street parking to the front.
- **Ideal for a Range of Buyers** – Perfect starter home, an excellent downsizing opportunity or a superb investment property in an established residential area.
- **To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393**

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No. 6 Highfields presents an excellent opportunity to acquire a well-maintained three-bedroom semi-detached residence in one of Wexford Town's most established and sought-after residential locations. Ideally positioned within walking distance of Wexford's vibrant Main Street, the property enjoys exceptional convenience, with Scoil Charman, St. Aidan's Shopping Centre, Tesco, Southeast Technological University (Wexford Campus), schools, churches and a host of local amenities all close at hand. Occupied by its current owners since construction, this attractive home has been lovingly cared for and maintained throughout the years.

Built in 1994 and extending to approximately 90 sq.m. (969 sq.ft.), the accommodation is bright, comfortable and well laid out. The ground floor comprises a welcoming entrance hall, a spacious sitting room and an open-plan kitchen/dining area with direct access to the rear garden. Upstairs, there are three well-proportioned bedrooms together with a family bathroom, providing ideal accommodation for modern family living.



Externally, the property is equally impressive. A generous side garden offers excellent outdoor space together with wide side access, presenting potential for further development, subject to the necessary planning permission. The elevated rear garden enjoys a sunny aspect and features attractive patio areas, mature shrubs and low-maintenance landscaping, creating a private and inviting space for outdoor dining and relaxation. To the front, the property benefits from off-street parking together with a lawn bordered by mature shrubbery, enhancing its kerb appeal.

No. 6 Highfields will appeal to a wide range of purchasers, including first-time buyers seeking a quality home in a prime location, those looking to downsize while remaining close to every town amenity, and investors searching for a property with excellent rental potential. Combining a highly desirable address with spacious accommodation and outstanding convenience, this is a home that is sure to generate strong interest.

Early viewing is highly recommended. For further information or to arrange an appointment to view, contact Kehoe & Associates, Wexford Auctioneers, on 053 9144393



ACCOMMODATION

Entrance Hallway 3.27m x 2.10m Carpeted flooring, alarm, plug point and broadband point.

Door leading through to:

Sitting Room 4.00m x 3.82m Carpeted flooring, open fireplace with back boiler, large window overlooking front garden and driveway, oil fired radiators and electric storage heater option.

From Entrance Hall, door leading through to:

Kitchen/Dining Room 6.21m x 3.84m Tiled flooring throughout, storage radiator with option of oil-fired central heating, two windows overlooking rear garden, fully fitted kitchen with floor and eye level cabinets, stainless steel sink with tiled splashback with ample worktop space, Indesit washing machine, Nordmende electric oven with space for extractor fan overhead, Whirlpool free standing fridge freezer.

From the entrance hall, carpeted staircase leading to:





ACCOMMODATION

First Floor

Landing Area	3.4m x 1.80m	Carpeted flooring, storage heaters, stairs leading to attic, hot-press with open shelves and ample storage space.
Bedroom 1	3.43m (max) x 3.26m (max)	Carpeted flooring, window overlooking front garden and driveway, oil fired central heating radiator.
Bedroom 2	4.22m x 2.69m	Carpeted flooring, built in wardrobes, large window overlooking front driveway, oil fired central heating radiators.
Bedroom 3	3.68m x 2.68m	Carpeted flooring, window overlooking rear garden, oil fired central heating radiator.
Bathroom	2.40m x 1.95m	Lino flooring, bath with electric Triton AS2000 xt shower, w.h.b and w.c., wall mounted storage cabinetry and Dimplex heater.

Total Floor Area: c. 90 sq.m / 969 sq.ft





Features

- Built in 1994.
- Semi-detached residence with extra-large side garden.
- 3 Bedrooms, 1 Bathrooms.
- Extending to c. 90 sq.m / 969 sq.ft
- Walking distance to all amenities.

Outside

- Gardens in lawn in the front with mature hydrangeas and hedging.
- Extra wide side access with ample space for two car driveway.
- Enclosed rear garden with westerly aspect and steps rising to patio area with sun terrace with southerly aspect.

Services

- Mains water.
- Mains drainage.
- OFCH with (sitting room and landing areas boosted with electric heating supply).
- Fibre broadband.
- Alarm.

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 Y6X6





Building Energy Rating (BER): D1 BER No. 117375857
Energy Performance Indicator: 259.91 kWh/m²/yr

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

Sales Agent
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