

**Price €295,000.00**

**4 Bedrooms - Semi-Detached**

*Bernadette Denby*  
AUCTIONEER VALUER & ESTATE AGENT



## **27 Priory Hall Wexford Y35 K0Y7**



**Four bedroom semi detached home comes to the market in excellent condition throughout set in a well known residential development walking distance to Wexford's main shopping thoroughfare.**



**Priory Hall is adjacent to Redmond Park, a 12 minute walk from Wexford Harbour Boat & Tennis Club, Wexford General Hospital is five minutes drive away and Primary & Secondary Schools are all within easy walking distance along with all other necessary amenities.**

**The property itself has spacious living accommodation, double glazed windows and doors and oil fired central heating.**



**Accommodation comprises of entrance hall, living room, dining room, kitchen/dining, utility, downstairs w.c., stairs to 1st floor landing with four bedrooms one ensuite.**

**Viewing of this property is highly recommended.**

PSRA: 003908

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### **Entrance Hall**

3.97m (13'0") x 1.45m (4'9") With ceramic tiled floor, stairs to 1st floor and door to:-

### **Downstairs WC**

1.98m (6'6") x 0.88m (2'11") With timber flooring, window to front, w.h.b. & w.c



### **Sitting Room**

5.86m (19'3") x 3.64m (11'11") Open fireplace with tiled inset, marble hearth and timber surround, laminate timber flooring, TV point, large bay window to front and double doors to:-

### **Dining Room**

4.37m (14'4") x 2.79m (9'2") With laminate timber flooring, french doors to rear patio and garden, door to:-



### **Kitchen/Dining**

With eye and waist level fitted presses, stainless steel sink, splash back wall tiles, extractor, electric oven, fridge/freezer, dishwasher and door to:-

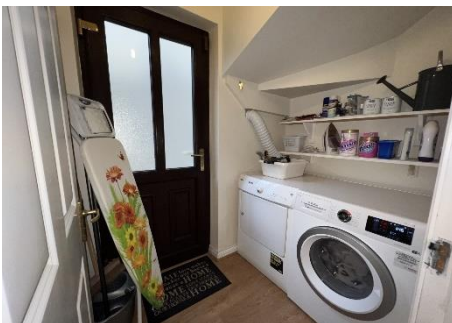


### **Utility**

1.08m (3'7") x 1.26m (4'2") With laminate timber flooring, plumbed for washing machine and dryer, door to outside.

### **Landing**

3.2m (10'6") x 2.6m (8'6") Carpet on stairs to 1st floor landing, window to side, door to hot press, access to attic, and doors to:-



### **Bedroom 1**

3.84m (12'7") x 2.57m (8'5") To rear of house with timber flooring, floor to ceiling fitted wardrobes





### **Bedroom 2**

3.46m (11'4") x 3.06m (10'0") To the rear of house with floor to ceiling fitted wardrobes, timber flooring.

### **Bathroom**

2.41m (7'11") x 1.79m (5'10") With bath, Mira Elite power shower, w.h.b, w.c., part tiled walls, timber flooring, velux roof window.



### **Bedroom 3**

3.78m (12'5") x 3.39m (11'1") To front of house with floor to ceiling fitted wardrobes, timber flooring, TV point, door to:-

### **En suite Shower Room**

2m (6'7") x 1.6m (5'3") Corner tiled shower stall with Mira electric shower, w.h.b. with shaver light, w.c., timber flooring



### **Bedroom 4**

2.8m (9'2") x 2.39m (7'10") To front of house with carpet to floor



**Google Location Map**



**Redmond Park Wexford**



**Wexford Harbour Boat & Tennis Club**

## Features

- Four bedroom semi-detached
- Double glazed windows & doors throughout
- Wexford's main shopping thoroughfare a short stroll away
- Wexford General Hospital five minutes drive away

## Directions

Google Eircode Y35 K0Y7 for directions

## BER No:

103649638

Note: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied upon as a statement or representation of fact. 2. The vendor does not make or give nor is Bernadette Denby Auctioneer Valuer & Estate Agent or her staff authorised to make or give any representation or warranty in respect of this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and contract of sale the latter shall prevail. We do not hold ourselves responsible for any expense incurred in inspecting this property should it not be suitable already let, sold, or withdrawn from sale.

## Services

Mains ESB, Water & Sewerage, Oil Fired Central Heating, Double Glazed Windows & Doors

## Viewings

Strictly by appointment, 24 hours' notice required for this property.