

FOR SALE

AMV: €198,000

File No. c619.CM



No. 19 Whiterock Lane, Whitebrook, Wexford

- Excellent location within walking distance of all town amenities and only 5 minutes' walk to Wexford's Gael Scoil.
- Fine 3 bed semi-detached home extending to c. 100 sq.m. / 1,076 sq.ft.
- Gardens in lawn to front & rear with patio area and side access offering a southerly aspect.
- Acc.: entrance hallway, kitchen/dining room, sitting room, guest w.c., 3 bedrooms (master en-suite), family bathroom & hotpress.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393

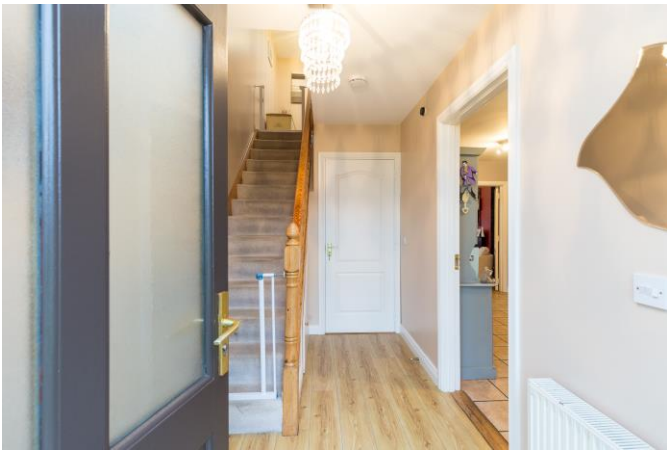


**Kehoe
& ASSOC.**

No. 19 Whiterock Lane, Whitebrook

This excellent 3 bed semi-detached home is located in a sought-after area of Whiterock Hill. It enjoys an excellent location, walking distance to all town amenities and only a few hundred metres from Wexford's Gael Scoil. All other amenities are close to hand including secondary schools, churches, supermarkets, etc. The property is presented in excellent condition, offering bright, free-flowing accommodation with French doors leading from the sitting room to south facing rear garden. This is a wonderful opportunity to acquire a family home or ideal for a first time buyer, a shrewd investor, or those seeking to trade down from a larger family home.

To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393 or by email: sales@kehoeproperty.com



ACCOMMODATION

Entrance Hallway	3.45m x 1.98m	With timber laminate flooring
Guest W.C.	1.97m x 1.82m	With w.c., w.h.b., lino floor and dryer.
Kitchen/Dining Room	5.28m x 3.16m	Fitted kitchen, wall and floor units, integrated oven, hob and extractor fan. Stainless steel sink unit, fridge freezer & dishwasher. Plumbed for washing machine. Tiled floor and splashback. Double doors leading to:
Sitting Room	5.26m x 3.95m	With feature fireplace, timber surround and granite hearth. Timber flooring and t.v. points. French doors leading to rear south facing garden.

Carpeted timber staircase to first floor

Spacious Landing	3.42m x 1.99m	Hotpress with dual immersion and fitted shelving.
Master Bedroom	4.45m x 2.87m	With fitted wardrobes, carpeted flooring and t.v. point
En-Suite	2.37m x 1.00m	With w.c., w.h.b., shower stall, Triton T90xr electric shower. Tiled floor and tiled shower surround.
Bedroom 2	3.70m x 3.16m	Timber laminate flooring.
Bedroom 3	3.37m x 2.27m	Carpeted flooring. Currently walk-in dressing room.
Family Bathroom	2.36m x 1.97m	With w.c., w.h.b., bath and tiled surround. Lino flooring.

Total Floor Area: c. 100 sq. m. (c. 1,076 sq. ft.)



FEATURES

- Property in excellent condition.
- Convenient location.
- Walking distance to childcare and primary schools.
- Very accessible to town.

OUTSIDE

- Garden in lawn to front.
- Southerly rear garden.
- Timber garden shed.
- Timber decking in a sun-trap area.
- Easy maintenance.
- Side access.

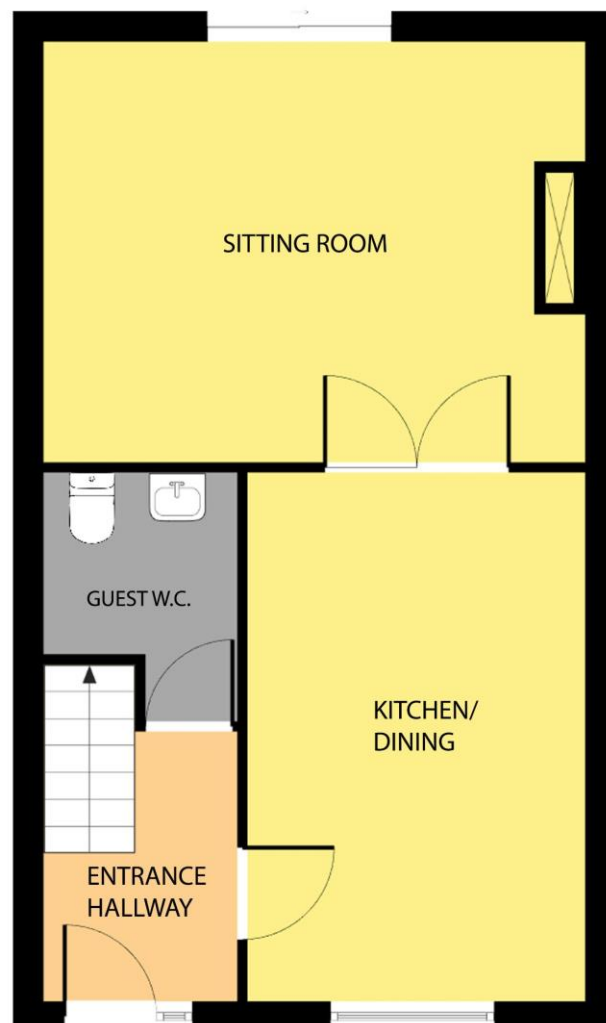
SERVICES

- Mains water
- Mains drainage
- OFCH
- uPVC double glazing.

DIRECTIONS: In Wexford Town proceed up Whiterock Hill for approximately 500m. Turn right into Whitebrook development. Take the first left, continuing straight and take the second right turn, proceeding down Whiterock Lane. The property is here on your right hand side. (For Sale sign). Eircode: Y35 WA2C.



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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Building Energy Rating (BER): C2 BER No. 113538664
Energy Performance Indicator: 189.24 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393
www.kehoeproperty.com
Email: sales@kehoeproperty.com



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. PRSA No. 002141