

FOR SALE

AMV: €150,000

File No. c701.BF



35 Liam Mellows Park, Wexford

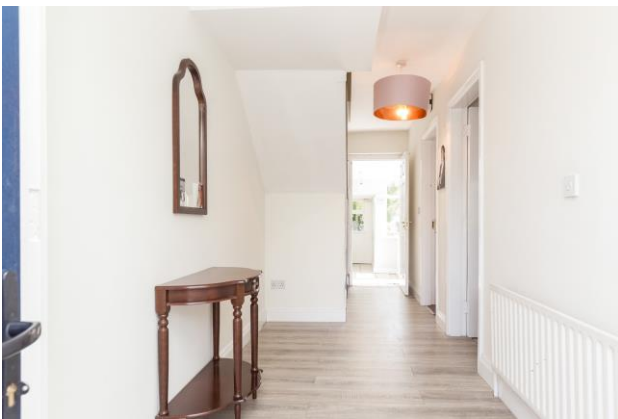
- Convenient location and close to all amenities including retail and industrial parks and within walking distance to primary and secondary schools.
- Acc. briefly comprises: entrance porch, hallway, sitting room, dining area, kitchen, 3 bedrooms and bathroom.
- Viewing is strictly by prior appointment with the sole Selling agents only, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

No. 35 Liam Mellows Park

Spacious 3 bedroomed mid-terraced residence situated in this much sought-after residential area within easy reach of all town amenities. Conveniently located close to Kennedy Park School and within easy walking distance of secondary schools, Carlow IT Complex, Retail/Industrial Parks, shops etc. The property is presented in good condition throughout with recently upgraded kitchen, double glazed uPVC windows, dual back boiler and oil-fired central heating system. Wiring and plumbing were also upgraded approximately 7 years ago. Outside there is a garden to the front with private off-street parking. There is an enclosed concreted rear yard and garden shed/workshop. Viewing is highly recommended., contact Wexford Auctioneers Kehoe & Assoc. at 053 9144393.



ACCOMMODATION

Entrance Porch	1.67m x 1.00m	With tiled floor.
Entrance Hallway	5.55m x 1.78m	With laminate floor and stairs to first floor level
Sitting Room	3.96m x 3.39m	With feature open fireplace, built-in shelving and laminate flooring. Arch to:
Dining Area	2.30m x 2.09m	With laminate floor.
Bathroom	2.33m x 1.42m	Fully tiled, bath with electric shower over, w.c. and w.h.b.
Kitchen	5.07m x 1.86m	With excellent range of floor and eye level units, integrated hob and oven. Tiled floor and door to outside.

First Floor

Bedroom 1	4.06m x 2.06m	With excellent range of built-in wardrobes and laminate floor.
Bedroom 2	3.48m x 2.47m	With built-in wardrobe and laminate floor.
Bedroom 3	2.74m x 2.32m	With laminate floor.

Total Floor Area: c. 82 sq.m. (c. 882 sq.ft.)



Features

- Established residential location
- Easy access to all amenities
- Walking distance to both primary and secondary schools.
- Close to Retail & Industrial Parks

Outside

- Private off-street parking
- Front garden
- Walled-in rear yard
- Garden shed/workshop

Services

- Services
- Mains electricity
- Mains water
- Mains drainage
- Dual OFCH/BBCH

NOTE: The sale is subject to the consent of Wexford County Council.

DIRECTIONS: Proceed up Belvedere Road and take the 3rd exit off the roundabout onto Clonard Road. Take the next left at Clonard Church continue past the Fire Station and the property is on the left-hand side. For Sale Sign Y35Y9C6

Building Energy Rating (BER): C3 BER No.: 113847420
Energy Performance Indicator: 217.8 kWh/m²/yr

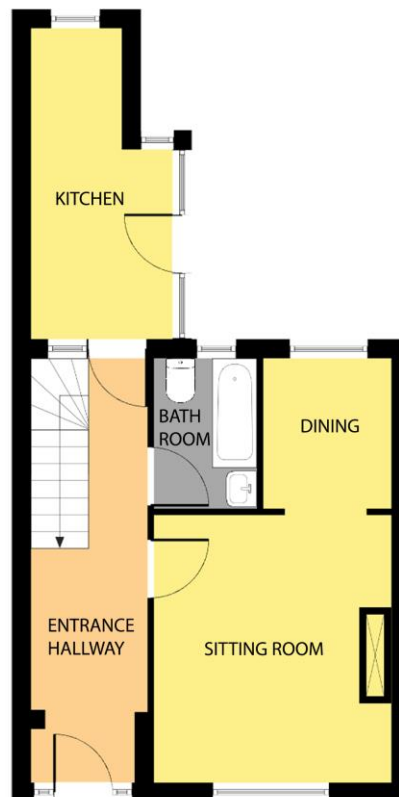
VIEWING: Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393
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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. PRSA No. 002141

GROUND FLOOR

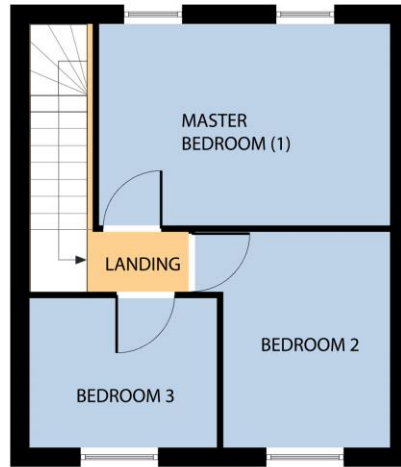


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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FIRST FLOOR



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