

# FOR SALE

AMV: €159,000 (Fully Furnished)

File No. b154.BF



## 121 Laurel Grove, Tagoat, Co. Wexford

- 3 bed property situated in a mature residential development in the village of Tagoat
- Presented in excellent condition with well bright open-plan living space and three double bedrooms
- Acc. Briefly comprises of: Entrance hallway, toilet, living / dining room, kitchen and 3 bedrooms.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393

## 121 Laurel Grove, Tagoat, Co. Wexford

This spacious 3 bedroomed end of terrace home is situated in Laurel Grove a mature residential development in the village of Tagoat. Conveniently located just off the N25 with local amenities including primary school, church, pub, community centre and bus stop all within easy walking distance. The village of Rosslare Harbour is only a couple of minutes' drive and has a host of amenities on offer including supermarket, bank, pharmacy, medical centre, rail services and the International Ferry Port. Wexford town is about 15 minutes' drive and there is a regular bus service from Tagoat village. The property itself is presented in excellent condition with well bright open-plan living space and three double bedrooms. Garden to the front with brick drive, enclosed rear garden with side access. This area has a lot to offer a growing family with a vast array of sporting clubs, athletics, scouts, drama/tops groups etc. to choose from. The fabulous sandy beach at St. Helens Bay, numerous other sandy beaches and coastal walks are all within easy reach. For further details and appointment to view contact the sole selling agents Wexford Auctioneers, Kehoe & Assoc. 053 9144393.





## ACCOMMODATION

Entrance Hallway	4.73m x 1.52m	With tiled floor and understairs storage press.
Toilet	1.96m x 1.08m	With w.c, w.h.b and tiled floor.
Living/ Dining Room	5.56m x 3.81m	With feature cast iron open fireplace, laminate floor and French doors to rear garden. Open plan to:
Kitchen	4.02m x 2.66m	With excellent range of built-in floor and eye-level units, integrated hob, extractor and oven, dishwasher, fridge/freezer, washing machine, tiled splashback and tiled floor.

### First Floor

Bedroom 1	3.71m x 3.00m	With feature corner window and timber floor.
Bathroom	3.54m x 1.68m	Bath with electric shower over, w.c, w.h.b, part-tiled walls and tiled floor. Hotpress with dual immersion.
Bedroom 2	4.02m x 2.70m	With timber floor.
Bedroom 3	2.69m x 2.76m	With timber floor.

**Total Floor Area: c. 103.12 sq.m. (c. 1,110 sq.ft.)**



## FEATURES

- Spacious 3 bedroomed home
- Presented in excellent condition
- Convenient village centre location
- Close to bus/rail services
- Mature private development

## OUTSIDE

- Cobble-lock rive
- Front garden
- Side access
- Enclosed rear garden

## SERVICES

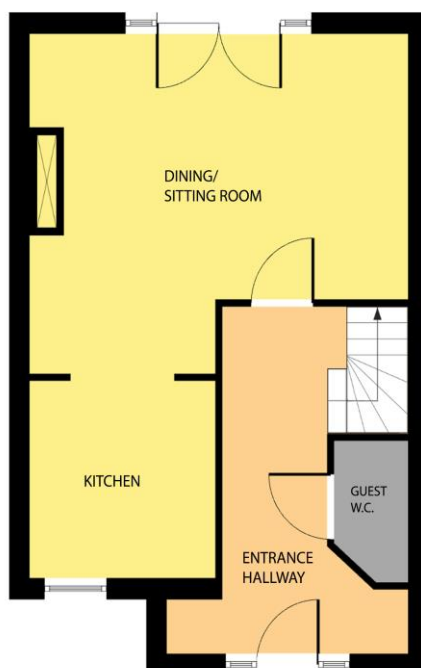
- Mains water
- Mains electricity
- Mains drainage
- OFCH

**PLEASE NOTE:** The sale is inclusive of all carpets, curtains, blinds, light fittings, electrical appliances and furniture.

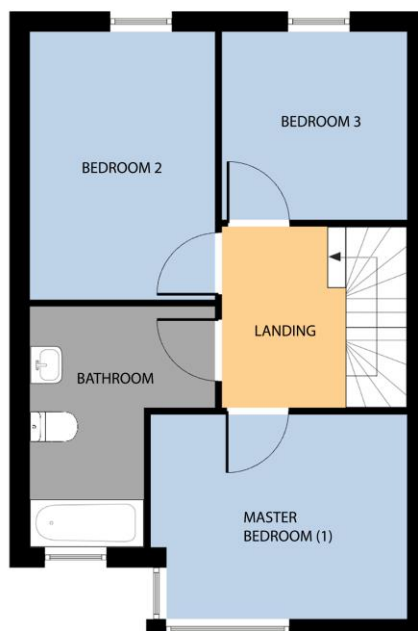
**DIRECTIONS:** From Wexford Town take the Rosslare Road N25 to the village of Tagoat. Turn left immediately after Cushens Pub and then right into Laurel Grove. Proceed to the green area and follow the road around to the right, take the next left and then right again, follow the road around to the left and No. 121 is on the left-hand side. For Sale Sign. Y35WN29



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): D1      BER No. 105752836**  
**Energy Performance Indicator: 246.44 kWh/m<sup>2</sup>/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](http://www.kehoeproperty.com)  
Email: [sales@kehoeproperty.com](mailto: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