

FOR SALE

AMV: €207,500

File No. c852.LM



81 Laurel Grove, Tagoat, Wexford

- Large 3 bed property situated in a mature residential development in the village of Tagoat
- Presented in pristine condition with bright open-plan living space and three double bedrooms
- Acc. Briefly comprises of: Entrance hallway, with cloak room, large living, kitchen / diner, utility room and guest toilet. First floor presents 3 bedrooms main bathroom and en-suite.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe
& ASSOC.**

81 Laurel Grove, Tagoat, Co. Wexford

Such a fabulous home!!!! This very spacious 3 bedroomed semi-detached home is situated in Laurel Grove which is 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 fantastic floor coverings and a newly fitted 'Mooney' kitchen with quartz worktops. The extra-large bright open-plan living space is a rare commodity in a home of this size. Large garden to the front with brick drive, rear garden with side access and block shed. The rear garden is maintenance free and South backing for sun light. The home faces to a green area with seating and a lovely view to the windmill.

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.



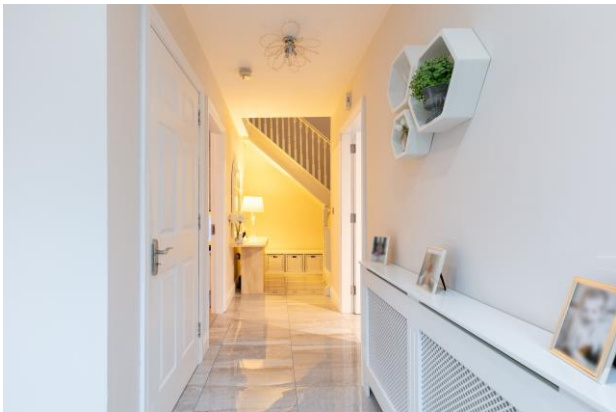
ACCOMMODATION

Entrance Hallway	6.53m x 2.03m	With tiled floor and cloak room. Double height ceiling in the staircase area with velux.
Living	6.406m x 5.41m (widest)	With feature open fireplace, laminate floor.
Kitchen	4.42m x 3.164m	With newly fitted 'Mooney' kitchen with quartz work tops, integrated ceramic hob, extractor and double belling oven, dishwasher, and built-in microwave, tiled floor. Double doors to rear garden.
Utility Room	2.81m x 1.78m	With fitted presses and door to rear garden and door to:
Guest W.C.	1.67m x 1.33m	

First Floor

Bedroom 1(Master)	5.39 (widest) m x 2.58m	With laminate floor and door to en-suite.
En-suite	1.84m x 1.48m	With tiled walls, w.c, w.h.b. and shower stall with electric shower
Hotpress		With dual immersion
Bathroom	2.62m x 1.75m	Bath with power shower over, w.c, w.h.b, part-tiled walls and tiled floor.
Bedroom 2	3.64m x 3.55m	With laminate floor.
Bedroom 3	3.43m x 2.63m	With laminate floor.

Total Floor Area: c. 126 sq.m. (c. 1,356 sq.ft.)





FEATURES

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

OUTSIDE

- Cobble-lock drive
- Front garden in grass
- Side access
- Maintenance free rear garden
- Block shed

SERVICES

- Mains water
- Mains electricity
- Mains drainage
- OFCH
- Fibre available

PLEASE NOTE: Annual service charge – c. €150 per annum

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 left, take the next right and then the house is on the right again. For Sale Sign. Y35TP29



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): C1 BER No. 107726143
Energy Performance Indicator: 166.48 kWh/m²/yr

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

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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