

FOR SALE

AMV: €350,000

File No. c913.CM



2 Timberwell Tagoat, Co. Wexford

- Bright and spacious family home extending to c. 175sq.m. / 1,884 sq.ft.
- 5 minutes drive to Rosslare Strand & Rosslare Harbour.
- Easy walking distance to primary school, pub, church, etc.
- Architect designed with free-flowing accommodation
- Acc. Briefly comprises; entrance hallway, living room, kitchen/dining/living area, utility room, 4 bedrooms (2 en-suite), family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393 or email sales @ kehoeproperty.com



**Kehoe
& ASSOC.**

LOCATION: This property really has an excellent location just 8 miles south of Wexford town in the heart of Tagoat Village which is on the N25 Rosslare to Wexford Route. Tagoat Village provides amenities such as shop, school, church, pub/restaurant, bus stop and is within a few minutes drive from Rosslare Strand and Rosslare Harbour with shops, restaurants, supermarkets, golf course, Kellys Resort Hotel, Rosslare Europort and so on. There are further beach options at St. Helens and Ballytrent which are also just a few minutes drive.

Kehoe & Assoc. are delighted to bring such an attractive property to the Wexford property market. No. 2 Timberwell is one of 4 exclusive detached homes built around 2010 in an imaginative and classic design by local Architect, Nicholas Mernagh, who has created the perfect family home to be enjoyed to the full.

The entrance porch and hallway really set the scene with beautiful stairwell and gallery. Off the hallway is a spacious comfortable sitting room with fireplace and feature bay window while further down the hall is the real showpiece, the fully fitted kitchen/dining/living area with contemporary cream units and walnut worktops, corner windows and double doors to a suntrapped rear garden. Off the kitchen is a very useful utility area with an extra storage room/office and there is a back door to the rear garden and parking area with double entrance gates. To the right of the hallway is a lovely guest bedroom with a feature bay window and a door into a private ensuite shower room.

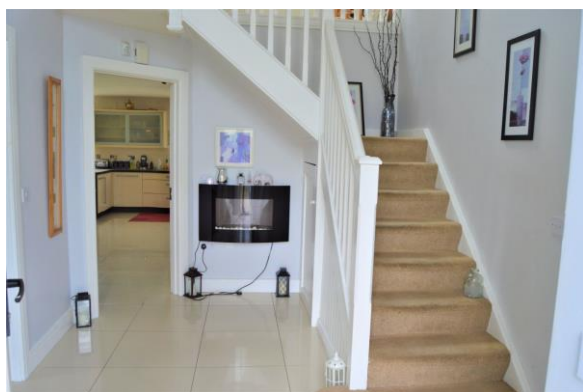
The stairwell in white satinwood takes you to the gallery above as well as the family bathroom and 3 well proportioned double bedrooms, one with a feature bay window and bedroom 2 with a private ensuite. The first-floor layout is noticeably spacious with bright and sunny accommodation.



ACCOMMODATION

Entrance Hallway	4.12m x 2.89m	Tiled floor, stairwell with feature gallery, understair storage.
Living Room	4.94m x 4.90m	Carpet, open fireplace, ceiling coving and t.v. point.
Kitchen/Dining/Living Room	6.50m x 6.40	Tiled floor, fully fitted kitchen in high gloss cream, tiled splashback, built-in oven & microwave, ceramic hob, extractor fan, fridge-freezer, pullover larder, spotlighting, double doors to rear garden.
Utility Hall	2.53m x 2.37m	Tiled floor, fitted units in high gloss cream, tiled splashback, washing machine, dryer, door to storage room/office, door to back garden.
Bedroom 1	4.40m x 4.34m	Carpet, bay window, fitted wardrobes, door to ensuite
En-suite	2.77m x 1.17m	Tiled floor, part tiled walls, shower stall with T90xr, w.c. & w.h.b.
Landing	4.15m x 3.46m	Carpet, gallery with feature glass over front door, large Velux roof window
Bathroom	2.96m x 2.06m	Fully tiled, shower stall, bath, w.c, w.h.b, Velux roof window
Bedroom 2 (Master)	5.40m x 4.40m	Carpet, bay window, fitted wardrobe, door to ensuite
En-suite	2.78m x 1.07m	Fully tiled, shower stall, w.c., w.h.b., Velux roof window
Bedroom 3	4.23m x 3.87m	Carpet, fitted wardrobe, bay window
Bedroom 4	3.63m x 3.02m	Carpet, fitted wardrobe, bay window

Total Floor Area: c. 175 sq.m. / 1,884 sq.ft.





Features

- Beautifully presented 4 bed house
- Spacious, bright and sunny layout
- Large fitted kitchen/dining/living.
- Private road access to the rear with numerous parking bays
- Double gates into the rear of the property to private parking
- Great location in Tagoat village.
- 15 minutes from Wexford town, 5 mins. to Rosslare Strand & Harbour

Services

- Mains water
- Mains sewerage
- ESB
- OFCH
- Fibre Broadband

Outside

The property is bounded to the front with a feature stone wall, pillars and gate leading to the forecourt and front door with side access gates to the rear sunny gardens. Timberwell is serviced by a private and fully tarmacadamed roadway which leads around the rear of the property and offers numerous parking bays set in an open green area under lawn with trees and total privacy.

Double gates in the high walled back boundary lead into the rear of No. 2 with off road parking under gravel, lawned gardens and timber shed. The aspect here is west giving glorious sunshine until sunset and is ideal for outdoor entertainment and summer barbequing.



VIEWING: Must be viewed to be fully appreciated. Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

DIRECTIONS: From Wexford take the N25 southbound signposted Rosslare and continue to Tagoat Village. In Tagoat turn left at Cushens Pub and Timberwell is immediately on your left-hand side.
Eircode: Y35 FH64



Building Energy Rating (BER): C3 BER No. 111701850
Energy Performance Indicator: 154.64 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