

# FOR SALE

AMV: €170,000

File No. c912.BF



## 58 Lus Mor, Whiterock Hill, Wexford

- Deceptively spacious 2 bedroomed terraced townhouse located in a quite cul-de-sac in this mature private development on the outskirts of Wexford Town
- Within easy reach of Wexford Town with its wealth of amenities on offer, including shops restaurants, pubs, hotels, National Opera House, Wexford Arts Centre and Fabulous Waterfront. Walking distance of primary schools, secondary schools and some excellent childcare facilities
- 58 Lus Mor would make an excellent starter home or investment property. It will also be of interest to anyone wanting to downsize to a low maintenance property within easy reach of town amenities.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



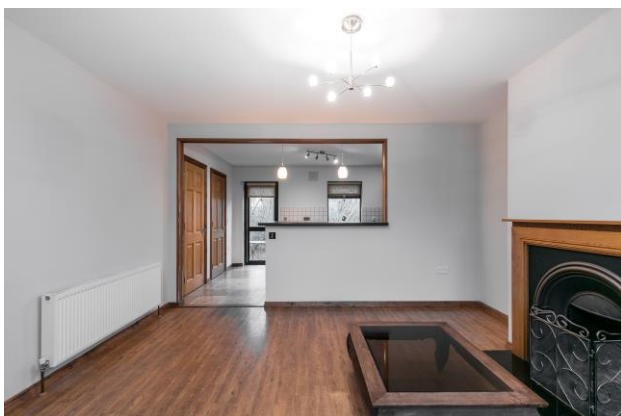
**Kehoe  
& ASSOC.**

## 58 Lus Mor, Whiterock Hill, Wexford

Deceptively spacious 2 bedroomed terraced townhouse located in a quiet cul-de-sac in this mature private development located on Whiterock Hill. Situated just up from the Gael Scoil, within easy reach of Wexford Town Centre and all amenities. Excellent choice of primary schools, secondary schools, childcare facilities and Wexford IT Campus are close by. St Aidan's Shopping Centre and Pettits Supervalu are within walking distance.

The property has been well maintained over the years, tastefully decorated and it is presented to the market in excellent condition throughout. The ground floor is a modern open plan layout with living area to the front partially separated by an attractive breakfast bar from the kitchen well fitted out with solid wood units to the rear. Enclosed rear garden with paved patio area. 58 Lus Mor would make an excellent starter home or investment property with all necessary amenities in close proximity. It will also be of interest to anyone wanting to downsize to a low maintenance property within easy reach of town amenities.

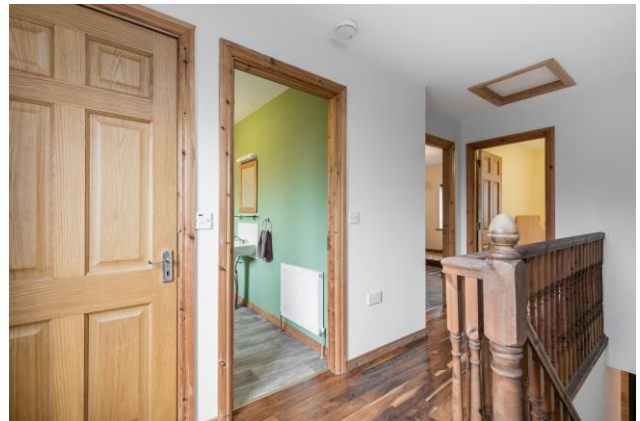
Early viewing of this conveniently located 2 bedroomed home comes highly recommended. Contact Wexford Auctioneers Kehoe & Associates 053-9144393.



## **ACCOMMODATION**

Entrance Hallway	2.81m x 1.57m	With laminate flooring and stairs to first floor.
Sitting Room	4.16m x 4.13m	With feature open fireplace, laminate flooring, open plan to:
Kitchen	4.12m x 3.00m	With excellent range of solid wood built-in floor and eye level units, integrated hob, extractor, oven, fridge freezer, microwave, washing machine, breakfast bar, part-tiled walls, tiled flooring and door to outside. Understairs storage
Toilet	1.81m x 1.00m	With w.c., w.h.b., part-tiled walls and tiled flooring.
<b>First Floor</b>		
Landing		With timber flooring.
Hotpress		With dual immersion.
Bathroom	2.28m x 1.95m	Bath with shower mixer taps, w.c., w.h.b., part-tiled walls and laminate flooring.
Bedroom 1	4.30m x 2.77m	With built-in Sliderobe wardrobe and shower room ensuite
Ensuite	3.05m x 0.79m	Shower stall with electric shower, w.c., w.h.b., fitted shelving, part-tiled walls and timber flooring.
Bedroom 2	2.88m x 2.37m	Selling with carpets, blinds and light fittings.

**Total Floor Area: c. 74.1 sq.m. (c. 798 sq.ft.)**







## Features

- Mature private development
- Quite cul-de-sac location
- Ideal starter home/investment/downsizing
- Presented in excellent condition

## Outside

- Ample communal parking
- Enclosed rear garden
- Paved patio area

## Services

- Mains electricity
- Mains drainage
- Mains water
- OFCH

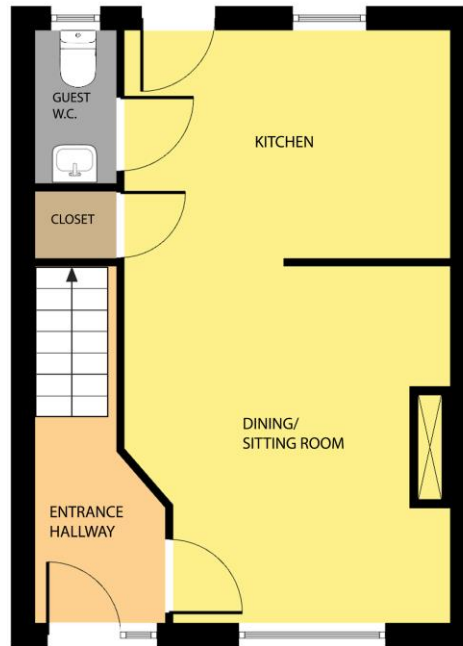
**NOTE:** All carpets, blinds, light fittings, hob, extractor, oven, fridge freezer, microwave, washing machine are included in the sale.

**VIEWING:** Strictly by prior appointment with the sole selling agents only.

**DIRECTIONS:** Proceed up Whiterock Hill passing the Gael Scoil on the right and Lus Mor is the first development on the right-hand side. Proceed into Lus Mor take the second right, keep right again into the cul-de-sac and NO. 58 is in the left-hand corner. For Sale Sign. **Eircode Y35K0D8.**



GROUND FLOOR

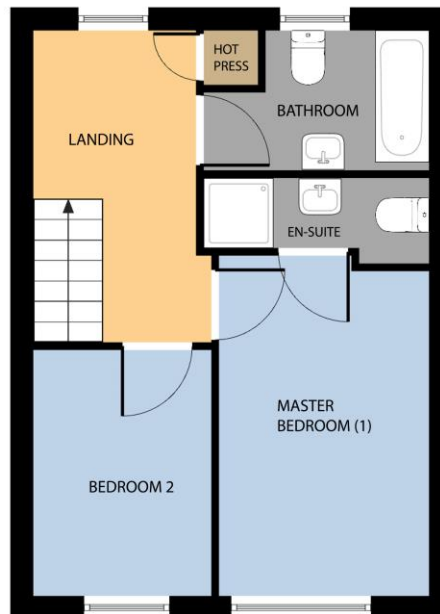


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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**Building Energy Rating (BER): D1 BER No. 114701428**  
**Energy Performance Indicator: 58.71kWh/m<sup>2</sup>/yr**

**VIEWING:** Strictly by prior appointment with the sole selling agents.

**Kehoe & Assoc.,**

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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. PRA No. 002141