

FOR SALE

AMV: €350,000

File No. c978.CWM



40 Whiterock Heights, Whiterock, Wexford

- Sought-after mature development in Wexford town with all amenities within walking distance.
- Private cul-de-sac location nestled onto the Wexford Golf Course, providing the unique position of private garden.
- Spacious detached home extending to c. 115 sq.m. / 1,238 sq.ft. with 3 bedrooms and 2 bathrooms
- Accommodation comprises of; spacious entrance hallway, sitting room, kitchen/dining room, utility, 3 bedrooms (master 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.**

40 Whiterock Heights, Wexford

GENERAL DESCRIPTION: This fabulous 3 bedroom/ 2 bathroom detached property is in the envious position of overlooking the Wexford Golf course on a private corner quiet cul de sac. The laurel hedging to the front offers much privacy and there is off-street parking for two cars. Upon entry, the long hallway features solid timber flooring and a bright sitting room boasts a multi fuel stove with a large bay window. The kitchen/dining area even allows space for a home office hub area, fully fitted with a central island. There are sliding doors to access the side patio area and rear gardens. The large south easterly facing back garden offers complete privacy and overlooks the Wexford Golf course. There are three spacious bedrooms with a master ensuite. This property is tastefully decorated throughout and 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

LOCATION: 40 Whiterock Heights is conveniently located within walking distance to Wexford Town. Whiterock Heights is a settled residential development surrounded by a host of amenities including St Joseph's GAA Club & Community Centre, Wexford Albion Football Club, Wexford Golf Club, supermarkets, primary & secondary schools, pubs, etc, all on your doorstep. Min Ryan Park & Playground is less than 5 minutes driving distance away making this property a perfect family home. The ever-expanding Rosslare Strand is only 15 minutes driving distance away and the renowned Curracloe Beach which has just been voted 'Ireland's Best Beach' for 2022 by Irish Independent readers is just 20 minutes away.

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ACCOMMODATION

Storm Porch	1.36m x 1.32m	
Entrance Hallway	8.59m x 1.59m	Solid timber flooring, Stira attic access. Hotpress with dual immersion water heater and Smart meter
Sitting Room	5.94m (max) x 4.37m	Solid timber flooring, insert fireplace with timber surround & Liscannor stone hearth. Ceiling coving, bay window overlooking front gardens.
Kitchen/Dining Room	5.51m x 4.37m	Tiled flooring, floor & eye level cabinets, built-in Belling electric oven, electric hob & extractor fan. Stainless steel sink unit, larder fridge, Belling dishwasher. Sliding doors exiting out onto south facing patio area and space for home office.
Utility Area	3.09m x 2.06m	Tiled flooring, floor & eye level cabinets and open shelving. Plumbed for washing machine & dishwasher. Alarm system. Door to rear garden.
Family Bathroom	2.42m x 2.00m	Tiled flooring, bath with tiled wall enclosure and shower overhead. W.C., w.h.b. with tiled splashback and mirror overhead.
Master Bedroom	3.59m x 3.48m	Carpet flooring, walk-in wardrobe.
En-suite	2.40m x 1.44m	Tiled flooring, floor to ceiling tiled surround, enclosed shower stall with pressure pump shower and Mosaic tiled wall. Chrome towel rail, w.c. and w.h.b. with built-in drawers, Mosaic tiled splashback, Smart mirror with lighting and Bluetooth.
Bedroom 2	3.57m x 2.98m	Timber laminate flooring, built-in Sliderobes, large window overlooking rear garden & Wexford Golf Course.
Bedroom 3	2.97m x 2.88m	Timber laminate flooring, built-in Sliderobes, large window overlooking rear garden & Wexford Golf Course.

Total Floor Area: c. 115 sq.m. / 1,238 sq.ft.





Features

- Mature sought after development
- Easy walking distance to Wexford Town
- 3 bedrooms and 2 bathrooms
- Extends to c. 115 sq.m. / 1,238 sq.ft.
- Private garden overlooking Wexford Golf Club

Outside

- Private rear garden overlooking the Wexford Golf Course
- Dual side access
- Side patio off kitchen sliding doors
- Off-street parking on tarmac driveway
- Front laurel hedging and garden in lawn

Services

- Mains Water
- Mains Drainage
- OFCH with smart hub control with remote access
- Supplemented by back boiler
- Fibre Broadband

Please Note: Management fee for 2022 is €200

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Directions: From Whitford House Hotel continue on the R733 through 3 small roundabouts and turn right at the 4th roundabout beside St Joseph Community Centre onto Whiterock Hill Road. In 600mts turn left into Whiterock Heights. Continue straight through the development and no. 40 Whiterock Heights is on your right (For Sale sign) **Eircode: Y35 X46F**

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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Building Energy Rating (BER): C1 BER No. 114804792
Energy Performance Indicator: 151.36 kWh/m²/yr

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

Sales Agent
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