

FOR SALE

AMV: €280,000

File No. d256. BF



2 Whiterock Drive, Whitebrook, Wexford

- No. 2 Whiterock Drive is a spacious 3 bedrooomed semi-detached family home constructed in 2015 with an impressive A3 energy rating and PV panels. The property has been well maintained and finished to an exceptionally high standard with meticulous attention to detail.
- Conveniently located on Whiterock Hill within easy reach of Wexford Town Centre and all amenities. Childcare facility on site and an excellent choice of primary schools and secondary schools close by. Only a couple of minutes' drive from Industrial Estates, Retail Parks, the ring road and all primary routes.
- Concrete drive and low maintenance garden to the front. Totally enclosed rear garden with extensive paved patio area and workshop/storage shed.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



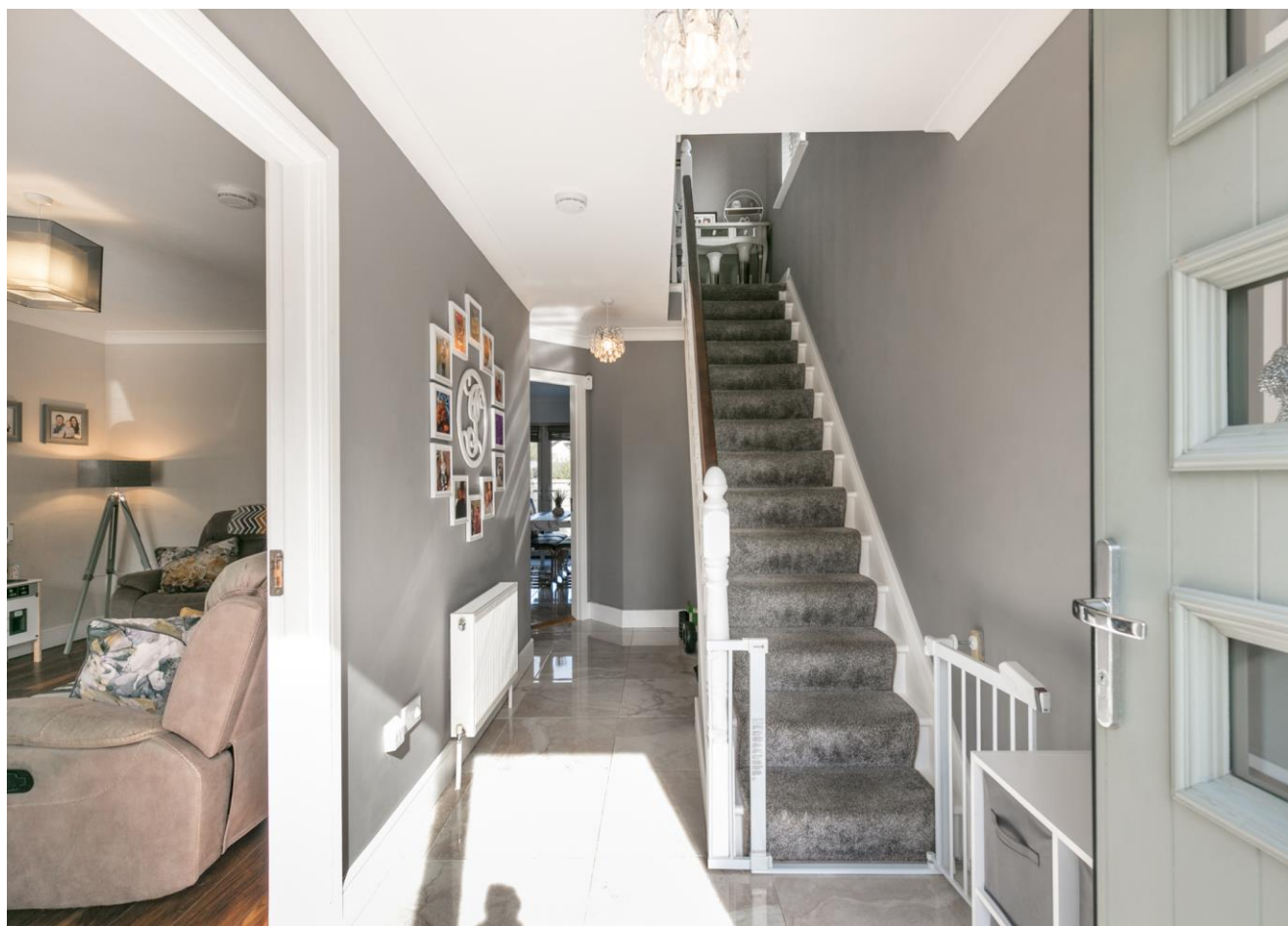
**Kehoe
& ASSOC.**

2 Whiterock Drive, Whitebrook, Wexford

Description: No. 2 Whiterock Drive is a spacious 3 bedroomed semi-detached family home constructed in 2015 with an impressive A3 energy rating and PV panels. Conveniently located on Whiterock Hill within easy reach of Wexford Town Centre and all amenities. Childcare facility on site and an excellent choice of primary schools and secondary schools close by. Only a couple of minutes' drive from Industrial Estates, Retail Parks, the ring road and all primary routes. The property has been well maintained and finished to an exceptionally high standard with meticulous attention to detail. Tastefully decorated in a neutral pallet with modern fitted kitchen, contemporary bathrooms, quality tiling, oak fire doors, solid fuel stove, and Climote heating controls. Presented to the market in pristine condition and ready for immediate occupation.

Concrete drive and low maintenance garden to the front. Totally enclosed garden to the rear with lawn with simple border planting for ease of maintenance. Extensive granite paved patio area with lovely sunny aspect perfect for al fresco dining. Concreted patio yard to the side with Adman steel workshop/storage shed fully insulated with roller shutter door, lights and power sockets.

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





ACCOMMODATION

Entrance Hallway	5.04m x 2.02m	With tiled floor and coving.
Sitting Room	5.04m x 3.82m	With solid fuel stove, laminate floor and coving.
Kitchen	4.23m x 4.12m	With excellent range of built-in floor and eye level units, induction hob, extractor, Neff slide and glide oven, microwave, dishwasher, part tiled walls, tiled floors, coving and French door to rear garden
Utility Room	2.43m x 1.61m	With built-in storage press, worktop, plumbing for washing machine, tiled floor and door to outside.
Toilet	1.63m x 1.53m	With w.c., w.h.b. and tiled floor.
<i>First Floor</i>		
Bathroom	2.30m x 2.26m	Fully tiled, bath with shower over, w.c. and w.h.b.
Bedroom 1	4.44m x 3.27m	With excellent range of built-in wardrobes and shower room ensuite.
Ensuite	2.64m x 0.93m	Fully tiled, shower with electric shower, w.c., w.h.b. and heated towel rail.
Hotpress		With dual immersion
Bedroom 2	3.59m x 3.69m	
Bedroom 3	3.16m x 2.61m	With laminate floor
Total Floor Area: c. 112sq.m. (c. 1,205 sq.ft.)		





Features

- Convenient location
- Presented in pristine condition
- Quality finish throughout
- Within easy reach of town centre amenities
- Excellent family home

Outside

- Private drive
- Enclosed rear garden
- Extensive granite paved patio
- Lawn with border planting
- Adman steel workshop/storage shed 10ft x 17ft

Services

- Mains water
- Mains electricity
- Mains drainage
- OFCH with Climote controls
- Alarm

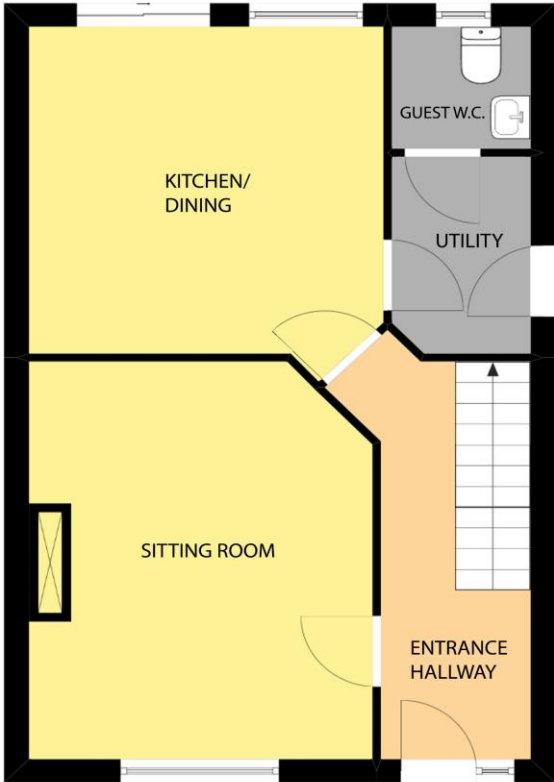
NOTE: All carpets, curtains, blinds, light fittings, hob, extractor, oven, microwave and dishwasher are included in the sale.

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

DIRECTIONS: Proceed up Whiterock Hill and Whitebrook is on the right-hand side. On entering Whitebrook take the first left, continue to the top of the hill follow the road around to the right and No. 2 Whiterock Drive is on the right-hand side. For Sale Sign, Eircode Y35NY98.



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 mis-statement. 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.



Building Energy Rating (BER): A3 BER No. 107769796
Energy Performance Indicator: 54.42 kWh/m²/yr

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

Kehoe & Assoc.,

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Wexford

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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