

FOR SALE

AMV: €235,000

File No.d351.BF



98 Laurel Grove, Tagoat, Co. Wexford

- **This spacious 3 bedroomed mid-terrace property is situated in Laurel Grove a mature residential development in the village of Tagoat. Wexford town is about 15 minutes' drive and there is a regular bus service from Tagoat village.**
- **The property offers bright open-plan living space and three spacious double bedrooms.**
- **It has been recently upgraded and modernised, tastefully decorated in a neutral pallet and is presented in pristine condition.**
- **This area has a lot to offer a growing family with a vast array of sporting clubs, leisure facilities, 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.**
- **To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.**



**Kehoe
& ASSOC.**

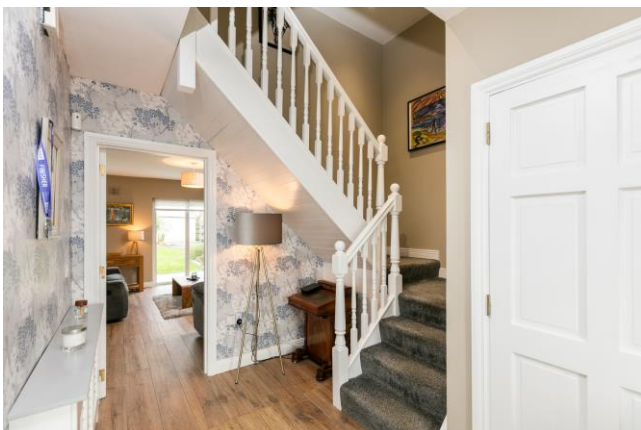
98 Laurel Grove, Tagoat, Co. Wexford

Description: This spacious 3 bedroomed mid-terrace property is situated in Laurel Grove 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, 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 has been recently upgraded and modernised with wall and attic insulation, solid fuel stove, modern fitted kitchen, fully tiled contemporary bathrooms, porcelain floor tiling throughout the ground floor, Komandor fitted wardrobes, attic storage rooms, brick drive, granite patio area and decking. The property is tastefully decorated in a neutral pallet and is presented in pristine condition with bright open-plan living space and three double bedrooms.

Cobble-lock drive to the front offer ample off-street parking. Large, enclosed garden to the rear with granite patio area, extensive decking the perfect spot for alfresco dining or an evening barbeque, fuel store and garden shed.

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	3.73m x 1.75m	With porcelain tiled floor.
Kitchen	5.07m x 2.60m	With excellent range of fitted units, integrated induction hob, double oven, plumbing for dishwasher, washing machine, space for tumble dryer, breakfast bar, part tiled walls, porcelain tiled floor and sliding pocket doors to:
Sitting/Dining Room	6.12m x 4.97m	With feature fireplace with inset solid fuel stove, porcelain tiled floor and two sets of sliding doors to rear garden.
Guest W.C.	1.65m x 1.49m	With w.c., w.h.b. and tiled floor.
<i>First Floor</i>		
Bedroom 1	3.87m x 2.77m	With Komandor sliding door wardrobe and shower room ensuite.
Ensuite	2.10m x 1.45m	Fully tiled, shower stall with electric shower, w.c. and vanity w.h.b.
Bathroom	2.43m x 2.10m	Bath with power shower over, fully tiled, w.c. and w.h.b.
Hotpress		With dual immersion.
Bedroom 2	3.28m x 3.34m	With Komandor sliding door wardrobe.
Bedroom 3	4.94m x 2.69m	With Komandor sliding door wardrobe and built-in shelving.
<i>Attic Level – With built-in Bookshelves</i>		
Storage Room 1	4.96m x 2.91m	With access to eve's storage.
Storage Room 2	2.77m x 2.90m	With access to eve's storage.

Total Floor Area: c. 114.94 sq.m. (c. 1,237 sq.ft.)



Features

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

Outside

- Cobble-lock drive
- Enclosed rear garden
- Granite patio area
- Extensive decking
- Garden shed
- Fuel store

Services

- Mains water, electricity and drainage
- OFCH
- Solid Fuel Stove
- PhoneWatch Alarm
- Fibre Broadband
- Water softner

NOTE: The sale is inclusive of all carpets, blinds, light fittings, induction hob, extractor and double oven.

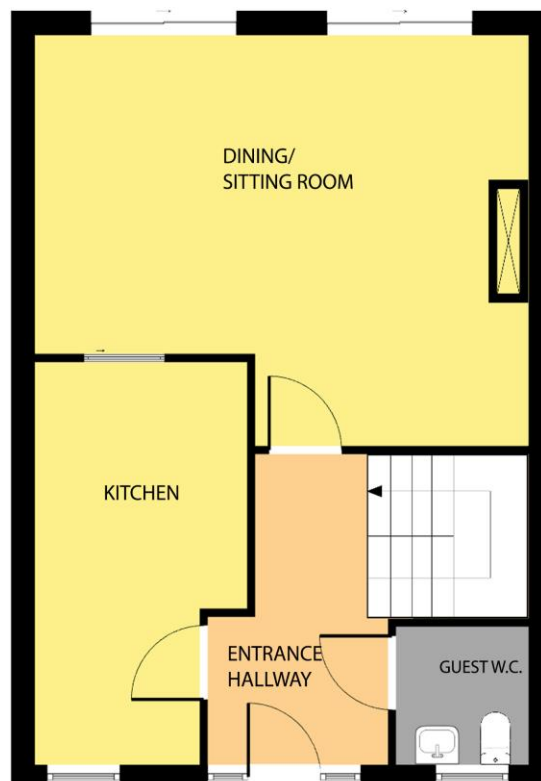
VIEWING: Strictly by prior appointment with the sole selling agents only.

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 into the development keep right at the green space and then left and left again No. 98 is at the end of this cul-de-sac on the left. For Sale Sign. Eircode Y35K653





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.

FIRST FLOOR



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Building Energy Rating (BER): B3 BER No. 113040190
Energy Performance Indicator: 145.15 kWh/m²/yr

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

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These particulars are issued for guidance purposes only and do not form part of any contract and that all negotiations regarding this property will be conducted through this firm. PRA No. 002141



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