

FOR SALE

AMV: €335,000

File No.d366. BF



5 Hillview, Whiterock Hill, Wexford

- No. 5 Hillview is a spacious 3/4 bedroomed detached family home in this mature private development of only 10 detached homes. Conveniently located on Whiterock Hill within easy reach of Wexford Town Centre and all amenities.
- Childcare facilities 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 over the years and is presented to the market in excellent condition throughout. Excellent accommodation with interlinking sitting room and kitchen/dining room, utility room, shower room and home office or 4th bedroom on the ground floor and 3 further bedrooms (one ensuite and family bathroom on first floor).
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

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The property has been well maintained over the years and is presented to the market in excellent condition throughout. Spacious accommodation with sitting room, kitchen/dining room, utility room, shower room and study or 4th bedroom on the ground floor with 3 further bedrooms (one ensuite) and family bathroom on the first floor.

Double cobble-lock drive and garden to the front. Enclosed garden to the rear with lawn and timber challet style workshop/studio. Early viewing of this conveniently located family home comes highly recommended. Contact Wexford Auctioneers Kehoe & Associates 053-9144393.

Wexford Town





ACCOMMODATION

Entrance Hallway	1.88m x 5.47m	With timber floor.
Sitting Room	5.50m x 3.56m	With feature box window, cast iron open fireplace, timber floor and double doors to:
Kitchen / Dining Room	5.56m x 3.56m	With built-in floor and eye level units, gas hob, electric oven, extractor, double-bowl stainless steel sink unit, water softner, part tiled walls, part tiled floor, part timber floor and sliding patio doors to rear garden.
Utility Room	1.87m x 2.61m	Plumbing for washing machine, dishwasher, tumble-dryer, fridge-freezer, worktop, storage press, shelving, tiled floor and door to outside.
Toilet	2.25m x 0.79m	With w.c. and w.h.b.
Shower Room	2.80m x 1.38m	Shower stall with electric shower, w.c., w.h.b., part tiled walls and tiled floor.
Study/ Bedroom 4	3.40m x 2.58m	With built-in desk and shelving.
First Floor		
Bedroom 1	3.88m x 3.29m	With feature box window, built-in wardrobes, timber floor and shower room ensuite.
Ensuite	1.88m x 1.96m	Tiled shower stall with electric shower, w.c., w.h.b., wainscoting and timber floor.
Bedroom 2	3.01m x 3.02m	With built-in wardrobes.
Bedroom 3	2.47m x 3.60m	With built-in wardrobes.
Bathroom	2.18m x 1.73m	Bath with power shower over, w.c., w.h.b., part tiled walls and hotpress with dual immersion.

Total Floor Area: c. 124.15 sq.m. (c. 1,336 sq.ft.)





Features

- Convenient location
- Presented in good condition
- Within easy reach of town centre amenities
- Excellent family home

Outside

- Double cobble-lock drive
- Enclosed rear garden
- Timber chalet style workshop/studio
- Side access on both sides

Services

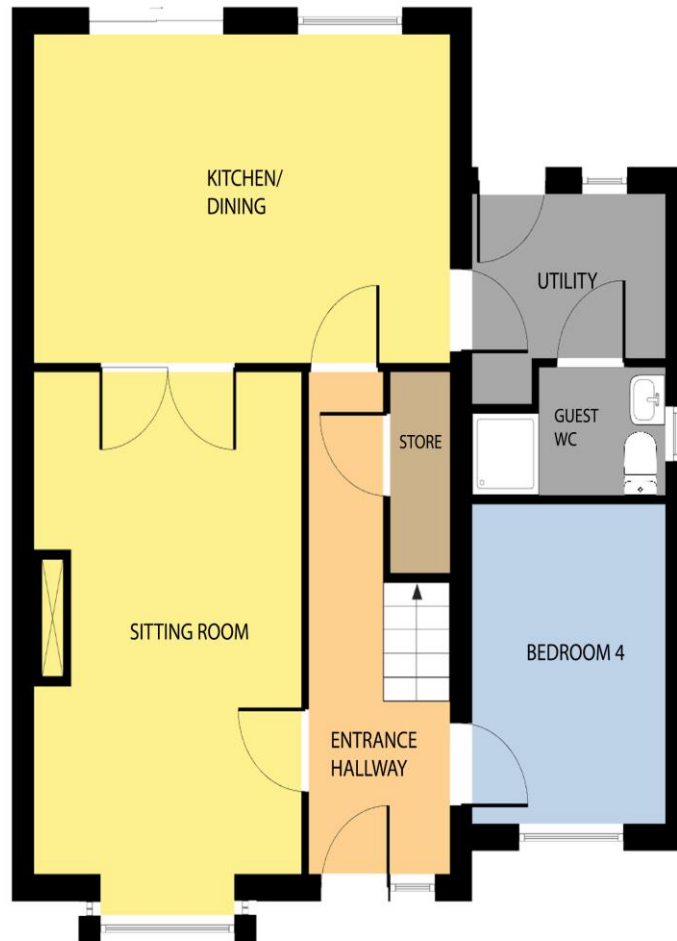
- Mains water
- Mains electricity
- Mains drainage
- OFCH

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

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

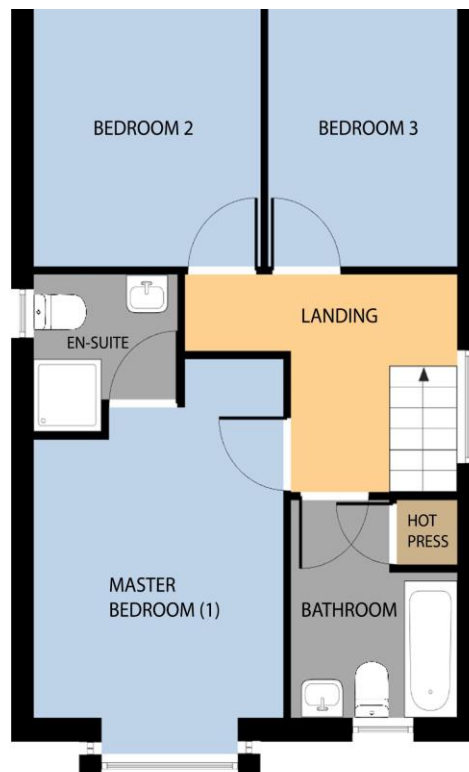
DIRECTIONS: Proceed up Whiterock Hill and Hillview on the left-hand side. Proceed into the development and No. 5 is on the left-hand side. For Sale Sign, Eircode Y35W0DR.

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): C3 BER No. 100239875

Energy Performance Indicator: 206.16 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 are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRA No. 002141

