

FOR SALE

AMV: €329,000

File No. d438.CWM



254 Ard Uisce, Whiterock Hill, Wexford

- Exceptional A3 detached property. Built in 2018 with 4 bedrooms & 3 bathrooms.
- Walking distance to town and a 3 minute drive from N23/N11
- Directly south facing rear garden, offering total privacy and the second largest plot in the development.
- Spectacular views stretching from Rosslare Strand to Carnsore Point.
- Acc. briefly comprises; entrance hallway, living room, kitchen/ Diner, guest w.c. 4 bedrooms (master en-suite), hotpress and bathroom.
- To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.



**Kehoe
& ASSOC.**

254 Ard Uisce, Whiterock Hill, Wexford

Exceptional 4 bed / 3 bath detached family home presented to market in turnkey condition. 254 Ard Uisce occupies a corner plot down a quiet cul-de-sac with spectacular views stretching from Rosslare Strand to Carnsore Point. St Joseph's Community Centre, Scoil Charman and St Joseph's GAA Club are on your doorstep with an array of nearby amenities including schools, churches, supermarkets, restaurants, cafes, bars, sports clubs, main street shopping, etc. Wexford's stunning 'Blue Flag' beaches at Curracloe at Rosslare Strand are a 20-minute drive away. The N11/N25 roads network are very easily accessible making travelling to Dublin or Cork City as convenient as possible.

Built in 2018, this A3 rated property is impeccably finished with modern fixtures and fittings throughout. One of the many standard features of this property is the Stira staircase to a fully floored attic space creating accessible storage space in abundance. Views of Wexford's coastline can be seen from the rear of the property including from the contemporary and well-equipped kitchen downstairs. The southerly aspect of this stunning home creates a light-filled living space, bathing the interior in an abundance of natural sunlight throughout the day. The accommodation is well proportioned throughout comprising a kitchen/dining room, living room and guest wc at ground level with 4 bedrooms (master ensuite) and family bathroom on the first floor. Externally, the rear garden offers fantastic privacy and boasts the second largest site within the development. This property offers buyers a fantastic opportunity to acquire modern, energy efficient home in turnkey condition.

Viewing comes highly recommended. A must view for anyone seeking a new turn-key ready property. To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



ACCOMMODATION

Entrance Hallway	5.33m x 2.91m	Laminate floor, staircase to first floor.
Living Room	6.24m x 3.47m	Laminate floor, large bay window, double doors to:
Kitchen/Dining Area	6.48m x 3.51m	Laminate floor, floor & eye level units, tiled splashback. Electric oven, electric hob and extractor fan. Triple aspect windows, views of Rosslare Strand to Carnsore Point. French doors into south facing garden.
Guest W.C.	1.82m x 1.56m	Tiled floor, w.c. and w.h.b.
First Floor		
Landing	3.31m x 1.00m	Carpet floor. Hotpress.
Bedroom 3	2.98m x 2.31m	Carpet floor, views stretching from Rosslare Strand to Carnsore Point.
Bedroom 2	3.38m x 3.33m	Carpet floor, views stretching from Rosslare Strand to Carnsore Point. Stira staircase to floored attic space.
Family Bathroom	1.94m x 1.85m	Tiled floor, w.c., w.h.b., bathtub with pressured pump shower and tiled surround.
Master Bedroom	5.34m x 3.38m	Carpet floor, large bay window.
En-suite	2.15m x 1.82m	With w.c., w.h.b., Triton T90sr electric shower with tiled surround.
Bedroom 4	3.25m x 1.88m	Carpet floor, additional storage area.

Total Floor Area: c. 121 sq.m. / 1,302 sq.ft.







Features

- Turn-key 4 bed detached family home.
- Extremely energy efficient – BER: A3
- 4 bedrooms, 3 bathrooms
- Extending to c. 121 sq.m. / 1,302 sq.ft.
- Panoramic views of Wexford Harbour
- Stira staircase to floored attic space

Outside

- Second largest site in the development
- Directly south facing rear garden aspect
- Adman steel shed
- Rear garden offers complete privacy.
- Dual side access.
- Concrete hardstand seating area
- Off-street parking for 2 vehicles.

Services

- Mains water
- ESB
- OFCH with Vortex condenser boiler
- Smart Home electronic system
- Water softener.
- Fibre Broadband available with Eir, Siro & Virgin
- 2.5kw PV panels
- Water softener

Please Note: There is a maintenance fee of €200 p.a.

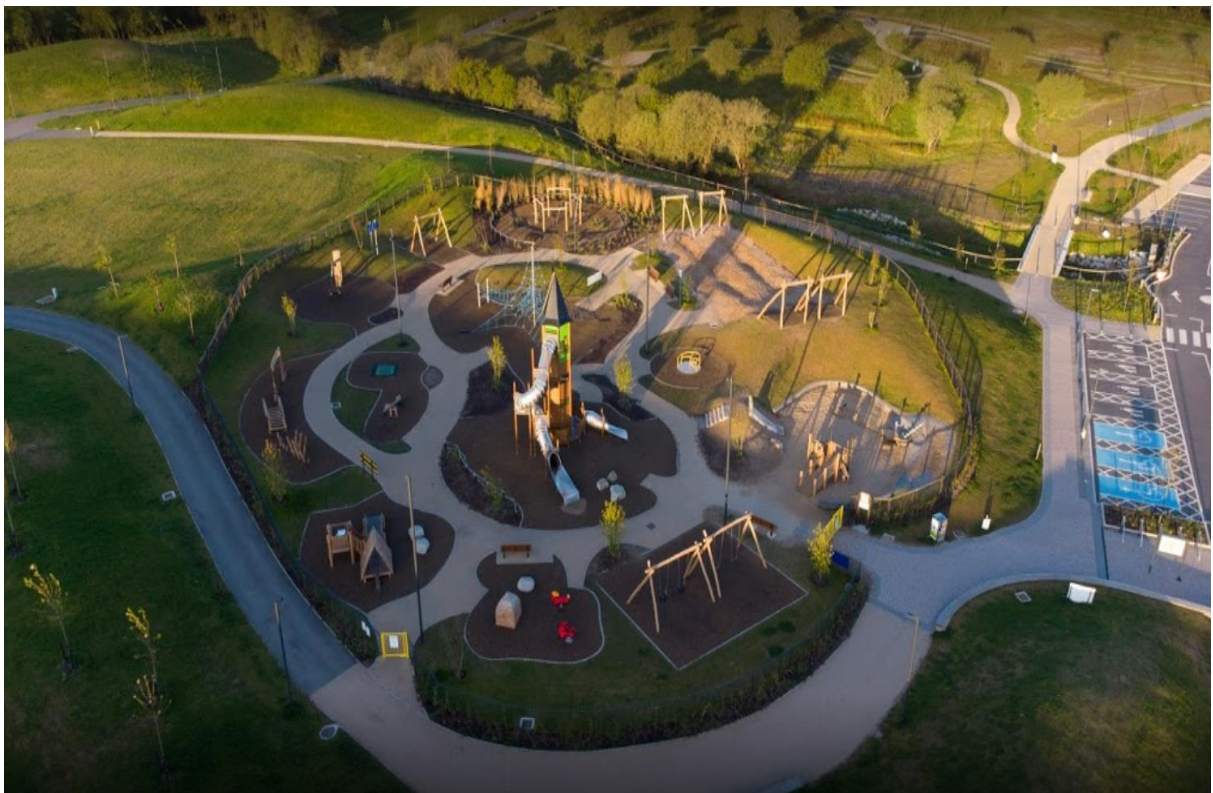
Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: Eircode: Y35 RF76





Near-by Min Ryan Park





Building Energy Rating (BER): A3 BER No. 111232815
Energy Performance Indicator: 55.16 kWh/m²/yr

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

Sales Agent
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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. PRSA No. 002141