

FOR SALE

AMV: €165,000

File No. d285.CWM



5 Cottage Row, Taghmon Co. Wexford

- Three-bedroom detached cottage extending to c. 100 sq.m / 1,077 sq.ft. in the village centre location at Taghmon.
- All amenities within walking distance and daily bus service to Wexford town.
- Site extends to c. 0.59 acres with a gated entrance, off street parking and large rear garden.
- Easy access to the N25 Waterford to Wexford Road.
- Accommodation in brief comprises of reception room internal corridor, kitchen, rear porch, family bathroom and 2 ground floor bedrooms. Upstairs open area dressing room leading to bedroom 3.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

5 Cottage Row, Taghmon, Co. Wexford

DESCRIPTION: 5 Cottage Row is village property located in the lively village of Taghmon. The traditional two-up-two-down cottage was a family home extended over the years and has the benefit of a large south facing garden.

Taghmon village has all imaginable amenities within walking distance including shops, pharmacy, restaurant, pubs, primary school, health centre, and community centre. The local bus network offers a regular daily service. The N25 Waterford to Wexford Road is only 5 mins drive from the property where you can reach Wexford town within 15mins.

The property is presented in good condition with potential to develop and extend further as it has the benefit of a concreted area meeting the long rear garden. The garden itself is a haven with a fishpond and gardens are in lawn. Inside the large reception room features a solid fuel stove with back boiler, leading to a central corridor to the kitchen and utility porch and two bedrooms and the family bathroom. Upstairs there is a large room dived to accommodate a dressing room / walk through wardrobe and the third bedroom.

Viewing comes highly recommend and by appointment only by contacting sole selling agents Kehoe & Assoc. On 053-9144393.



ACCOMMODATION

Reception Room / Living room	5.23m x 4.09m	Carpet flooring, solid fuel stove with feature red brick surround & timber shelving, electrical points. Steps to:
Internal Corridor	4.53m x 2.26m (max)	Carpet flooring. Electrical fuse board, door to:
Kitchen	4.56m x 4.55m (max)	Lino flooring, floor level cabinets, plumbed for washing machine, stainless steel sink, large window overlooking rear courtyard, timber worktops with stainless steel splashback. Dual fuel electric & gas oven. Solid fuel cooker.
Rear Porch	2.10m x 1.10m	Lino flooring, open shelving on wall & timber panelling. Door to side access.
Family Bathroom	3.45m x 1.79m	Tiled flooring, Grosfillex panelling, adapted shower stall with Triton T90sr electric shower, w.h.b. with mirror overhead, w.c. Hotpress with shelving.
Bedroom 1	3.41m x 2.52m	Carpet flooring, window overlooking rear courtyard.
Bedroom 2	4.55m x 3.01m	Carpet flooring, large window overlooking rear courtyard.

Timber carpeted staircase to first floor

Open plan area with alcove partition, carpet flooring and attic access

Dressing Room	3.32m x 2.21m	Carpet flooring.
Bedroom 3	2.96m x 2.82m	Carpet flooring. Built-in wardrobes, window overlooking side garden.

Total Floor Area: c. 100 sq.m. / 1,077 sq.ft.





Features

- Village centre location
- All amenities within walking distance
- Three-bedroom cottage
- Extending to c. 100 sq.m / 1,077 sq.ft.
- Off street parking

Outside

- Gated property
- Large rear garden
- Site extends to c. 0.59 acres
- Concrete grounds
- Garden Workshop measures c. 4.31m x 2.87m
- Toolshed measures c. 4.27m x 2.83m with windows & electricity

Services

- Mains Water
- Mains Drainage
- Solid Fuel Stove with back boiler
- Broadband

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: Y35CF75





Building Energy Rating (BER): G BER No. 116436338
Energy Performance Indicator: 738.04 kWh/m²/yr

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

Sales Agent
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