

# FOR SALE

AMV: €240,000

File No. d535.BF



## 44 Lus Mór, Whiterock Hill, Wexford

- Spacious 3 bedrooomed mid-terraced family home conveniently located in this mature development on Whiterock Hill within easy reach of Wexford Town Centre and all amenities.
- The property has been well maintained over the years, freshly decorated and is presented to the market in excellent condition throughout. The accommodation briefly comprises entrance hallway, sitting room, kitchen, utility room and guest toilet at ground floor level with 3 spacious bedrooms (one ensuite) and family bathroom at first floor level.
- Enclosed rear garden with gravelled patio area, lawn and lovely sunny aspect perfect for outdoor dining. Ample communal parking.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393

## 44 Lus Mór, Whiterock Hill, Wexford

**Description:** No. 44 Lus Mor is a spacious 3 bedroomed mid-terraced family home conveniently located in this mature development on Whiterock Hill within easy reach of Wexford Town Centre and all amenities. There is an excellent choice of primary schools, secondary schools and childcare facilities close by. Only a couple of minutes' drive from Industrial Estates, Retail/Business Parks, the ring road and all primary routes.

The property has been well maintained over the years, freshly decorated and is presented to the market in excellent condition throughout. Well laid out accommodation with bright well-proportioned rooms. Enclosed rear garden with gravelled patio area, lawn and lovely sunny aspect perfect for outdoor dining. Ample communal parking.

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



## ACCOMMODATION

### **Ground Floor**

Entrance Hallway	2.05m x 4.27m	Tiled floor.
Sitting Room	4.30m x 4.03m	Timber floor with feature open fireplace.
Kitchen	4.86m x 3.78m	Built-in floor and eye level units, hob, oven, extractor, plumbed for dishwasher fridge freezer, part tiled walls, tiled floor and sliding patio doors to outside.
Utility Room	2.19m x 1.50m	Tiled floor, worktop and washing machine and tumble dryer.
Guest W.C	1.52m x 1.50m	Tiled floor, w.c. and w.h.b.

### **First Floor**

Bedroom 1	3.89m x 2.69m	Laminate floor and shower room ensuite.
Ensuite	2.99m x 1.66m	Tiled shower stall with electric shower, w.c., w.h.b. and porcelain tiled floor
Hotpress		Dual immersion
Bedroom 2	3.63m x 3.05m	Laminate floor.
Bedroom 3	3.04m x 2.43m	Laminate floor.
Bathroom	2.20m x 2.13m	





## Features

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

## Outside

- Ample communal parking
- Enclosed rear garden
- Gravelled patio with sunny aspect
- Lawn

## Services

- Mains water
- Mains electricity
- Mains drainage
- OFCH + water softener

**NOTE:** The sale is inclusive of all carpets, curtains, blinds, light fittings, hob, extractor, oven, fridge freezer, washing machine, tumble dryer and most furniture in the property. The dishwasher and the bed and lockers in bedroom 1 are expressly excluded from the sale.

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

**DIRECTIONS:** Proceed up Whiterock Hill and Lus Mor is on the right-hand side. Proceed into Lus Mor follow the service road around to the left and No. 44 is on the right-hand side. For Sale Sign. **Eircode Y35AOY3.**



**Building Energy Rating (BER): C1 BER No. 105205538**  
**Energy Performance Indicator: 155.01 kWh/m<sup>2</sup>/yr**

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

**Selling Agent: Bernie Farrell**

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

