

FOR SALE

AMV: €195,000

File No. d540.BF



74 Laurel Grove, Tagoat, Co. Wexford

- This spacious 3 bedroomed end-of-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.
- Excellent accommodation with two spacious reception rooms and three double bedrooms. Garden with cobble-lock drive offering off-street parking to the front. Large, enclosed garden to the rear with lovely sunny aspect, paved patio area, lawn and metal garden shed.
- 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.**

74 Laurel Grove, Tagoat, Co. Wexford

Description: This spacious 3 bedroomed end-of-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 well maintained over the years and is presented to the market in good condition throughout. Excellent accommodation with two spacious reception rooms and three double bedrooms.

Garden with cobble-lock drive offering off-street parking to the front. Large, enclosed garden to the rear with lovely sunny aspect, paved patio area, lawn and metal garden shed.

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ACCOMMODATION

Ground Floor

Entrance Hallway	6.46m x 1.36m	With tiled floor.
Dining Room	3.60m x 2.74m	Open plan to:
Sitting Room	5.40m x 3.58m	With feature open fireplace and coving.
Kitchen	4.44m x 3.16m	With built-in floor and eye level unit's, hob, extractor, oven, fridge, dishwasher, tiled floor and French doors to rear garden.
Utility Room	2.86m x 1.88m	With built-in storage presses, washing machine, fridge-freezer and door to outside.
Guest w.c	1.71m x 1.35m	With w.c., w.h.b. and tiled floor.
First Floor		
Bedroom 1	5.43m x 2.40m	With timber floor, hotpress with dual immersion and ensuite.
Ensuite	1.86m x 1.57m	With tiled floor, tiled shower stall with electric shower, w.c. and w.h.b.
Bedroom 2	3.57m x 3.47m	With timber floor.
Bedroom 3	3.46m x 2.76m	With timber floor.
Bathroom	2.54m x 1.93m	Bath with power shower over, w.c., w.h.b., part tiled walls and tiled floor

Total Floor Area: c. 125.3 sq.m. (c. 1,348 sq.ft.)



Features

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

Outside

- Cobble-lock drive
- Enclosed rear garden
- Paved patio area
- Metal garden shed

Services

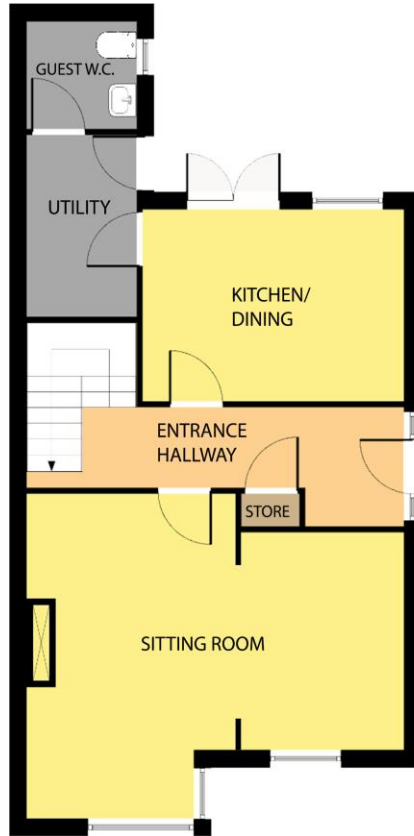
- Mains water
- Mains drainage
- Mains electricity
- OFCH

NOTE: The sale is inclusive of all carpets, blinds, light fittings, hob, extractor, oven, fridge freezer, dish washer, washing machine, tumble dryer and furniture in the residence.

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 left and follow the road to the end and turn right. No. 74 is on the left-hand side. **Eircode Y35X859**

GROUND FLOOR



FIRST 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): C2 BER No. 114640410
Energy Performance Indicator: 196.66 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