

FOR SALE

Offers in excess of €120,000

File No.d564. CWM



Chapel Lane Cottage, Chapel Lane, Taghmon

- Terraced cottage in the centre of the village with beautiful church views.
- Three-bedrooms extending to c. 68 sq.m / 732 sq. ft.
- All amenities within walking distance and a daily bus service to Wexford town.
- The site with a large rear garden extends to c. 0.17 acres.
- The accommodation comprises of a reception room/sitting room, kitchen, ground floor bedroom, utility area, shower room and upstairs is two further bedrooms and a dressing room.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

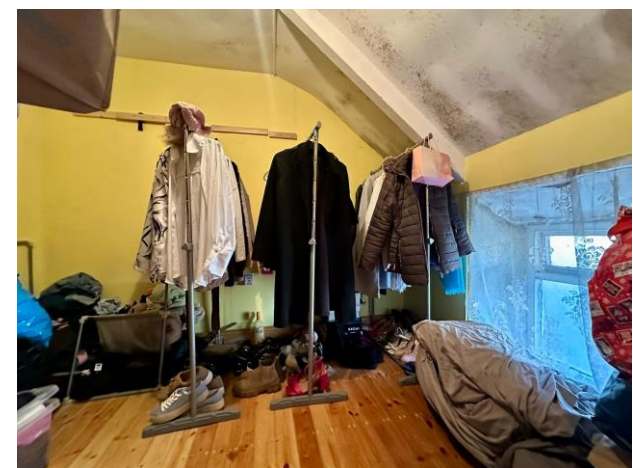
Chapel Lane Cottage, Chapel Lane, Taghmon

Description: Chapel Lane is a terraced cottage located on a cul-de-sac lane adjacent to the church in Taghmon village. The traditional 2 up 2 down cottage has seen various extensions and has the benefit of a large garage with double door access unto the laneway allowing throughway access to the substantial rear garden. Taghmon village has imaginable amenities within walking distance including shops, pharmacy, restaurants, pubs, primary school, credit union, healthcare and community centre. The local bus network offers a regular daily service, the N25 Waterford to Wexford Road is only a 5 minutes drive from the property and you can reach Wexford Town within 15 minutes.

The property extends to c. 68 sq.m with the potential to be developed further and the large rear garden has much potential. The accommodation comprises of a reception room, bedroom on the ground floor, with potential of becoming a sitting room, kitchen, utility area, bathroom, large garage. Upstairs there are two bedrooms and a dedicated dressing room / wardrobe. The property is serviced by mains water, mains drainage, oil fired heating system and broadband is available..

Viewing comes highly recommended for further information and viewing arrangements contact Wexford Auctioneers Kehoe & Associates 053-9144393.





ACCOMMODATION

Ground Floor

Reception Room	3.87m x 3.14m	Carpeted flooring and feature fireplace with tile heart and tile surround, electrical points, staircase leading to first floor and door leading to kitchen
Kitchen	3.55m x 2.33m	Linoleum floor, floor and eye level cabinets, stainless steel sink, worktop tile splash back, large window overlooking rear garden, with appliances including gas cooke, Beling under counter fridge and Kenwood undercounter fridge. There is a door leading to rear garden.
Bedroom 1 /option of second sitting room	3.09m x 2.82m	Timber laminate flooring, window overlooking cul-de-sac, door leading to utilities
Utility	1.77m x 1.05m	Timber laminate flooring, pine panelled walls, window overlooking rear garden, Indesit washing machine and Creda dryer, door leading to shower room
Shower Room	1.95m x 1.79m	Tile flooring, floor to ceiling tile surround, Mira VIE electric shower unit, w.h.b., w.c.,

First Floor

Staircase		Timber carpeted staircase leading to short landing space
Bedroom 2	3.20m x 1.85m	Carpeted flooring with single glazed timber window overlooking rear garden
Central Corridor	2.40m x 1.92m	Carpeted flooring and steel velux looks overhead
Inner Corridor	1.96m x 0.64m	Carpeted flooring
Dressing Room / Bedroom	2.83m x 2.50m	Timber flooring with single glazed timber window overlooking cul-de-sac lane
Bedroom 3	3.24m x 1.85m	Carpeted flooring, single glazed timber window overlooking rear garden
Garage	5.32m x 4.31m	Concrete floors, pedestrian access from rear of property and double door garage to front leading onto cul-de-sac

Total Floor Area: c. 68 sq.m. (732 sq.ft.) plus the side garage.





Features

- Village centre location
- Three bedroom terrace cottage
- Extending to c. 68 sq.m / 732 sq.ft plus large garage
- Village centre location
- Walking distance to all amenities

Outside

- Site extends to c. 0.17 acres
- Multiple outbuildings
- Garden glass house
- Gardens in lawn
- Partical concrete ground leading from the garage

Services

- Mains electricity
- Mains water
- Mains drainage
- OFCH
- Broadband

NOTE: All appliances are included in the sale.

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

DIRECTIONS: Eircode: Y35WY01



Building Energy Rating (BER): G BER No. 117045799
Energy Performance Indicator: 537.78 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