

FOR SALE

AMV: €290,000

File No.d582. BK



87 Ard Uisce, Whiterock Hill, Wexford

- Exceptional A3 rated, 3-bedroom, semi-detached home extending to c. 110 sq.m. / 1,184 sq.ft.
- Presented in turnkey condition with modern, contemporary finishes throughout.
- Situated in a quiet cul de sac of only 10 houses.
- Picturesque views stretching from the South Slob to Rosslare Harbour.
- Accommodation briefly comprises: Entrance hallway, living room, kitchen / diner, utility, guest wc, 3 bedrooms (master ensuite) and a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

87 Ard Uisce, Whiterock Hill, Wexford

Description: Kehoe & Associates are proud to present this excellent 3-bedroom, semi-detached home to market. Amenities such as St Joseph's Community Centre, Scoil Charman, St Joseph's GAA Club and Wexford Golf Club are all on your doorstep. There are an array of additional amenities nearby including a local bus stop, primary and secondary schools, churches, supermarkets, restaurants, hotels, cafes, bars and main street shopping. Stunning 'Blue Flag' beaches at Curracloe and Rosslare Strand are both only 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.

No. 87 Ard Uisce occupies a plot in a quiet cul-de-sac with only 10 houses. The accommodation is modern and contemporary throughout, presented in excellent condition. You are welcomed into an inviting entrance hallway with a fitted shoe and coat rack. The adjacent living room exudes a cosy aura featuring an inset solid fuel stove with a brick effect tiled surround. It is a comfortable and bright living space that benefits from a south-easterly aspect and fabulous views stretching from the South Slob to Rosslare Harbour. At the rear of the property, the generously sized kitchen / diner offers integrated appliances including a Belling double oven range cooker with a 7-ring gas hob, Whirlpool larder fridge and a Belling dishwasher. There is also a door leading to a large storage unit fitted underneath the stairs.

Integrated appliances in the utility room include a Whirlpool washing machine, Whirlpool condenser dryer and a Hotpoint larder freezer. The utility leads to the north-west facing rear garden which benefits from late afternoon and evening sunshine. A guest wc completes the ground floor accommodation. On the first floor there are 3 bedrooms (master ensuite) and a family bathroom. Each room is generously proportioned and tastefully decorated creating a warm and homely atmosphere. The master bedroom features a Juliette balcony with spectacular views of the South Slob to Rosslare Harbour. This wonderful home would suit a wide range of purchasers, viewing comes highly recommended.





ACCOMMODATION

Ground Floor

Entrance Hallway	3.96m x 2.18m	Laminate floor, fitted shoe & coat rack, staircase to first floor.
Sitting Room	4.03m x 3.98m	Laminate floor, feature inset stove with brick effect tiled surround and granite hearth, wall shelving and stunning views of Rosslare Strand & Harbour.
Kitchen/Dining Room	4.73m x 4.12m	Laminate floor, extensive floor and eye level units, integrated Whirlpool larder fridge, Belling range cooker with 7-ring gas hob, dual electric oven, grill and hotplate drawer, Belling extractor fan, integrated Belling dishwasher, larder press, tiled splashback and under stairs storage unit.
Utility Room	3.23m x 2.08m	Tiled floor, Hotpoint larder freezer, Whirlpool 9kg washing machine, Nordmende dryer and door to back garden.
Guest W.C Hotpress	2.08m x 1.38m	Tiled floor w.c., w.h.b. and tiled splashback. With dual immersion.





ACCOMMODATION

First Floor

Landing	3.79m x 2.28m (max)	With carpet floor.
Bedroom 3	3.03m x 2.31m	With carpet floor.
Bedroom 2	3.92m x 4.41m (max)	Carpet floor.
Family Bathroom	2.47m x 2.28m	Lino floor, bath with mixer taps, tiled surround, w.c., w.h.b. with tiled splashback.
Master Bedroom	4.30m x 3.93m	Carpet floor, storage unit, glass door to viewing balcony and stunning coastal views of Rosslare Strand to Rosslare Harbour.
Ensuite	2.18m x 1.67m	Tiled floor, shower stall with Triton t90z electric shower, tiled surround, w.c. and w.h.b. with tiled splashback.

Total Floor Area: c. 110 sq.m. / 1,184 sq.ft.,







Features

- Stunning views from front rooms
- Presented in immaculate condition
- Energy efficient (A3 rated) home
- Juliette balcony in master bedroom
- Acc. extending to c. 110 sq.m.
- Completed in 2016
- Covered side shed with shelving

Outside

- Enclosed rear lawn
- Side access
- Quiet cul-de-sac
- Grant Vortex condensing boiler
- 2 outside power sockets
- Outside tap
- Off street parking

Services

- OFCH
- Fibre broadband
- Mains water
- Mains drainage
- ESB
- Solar Panels

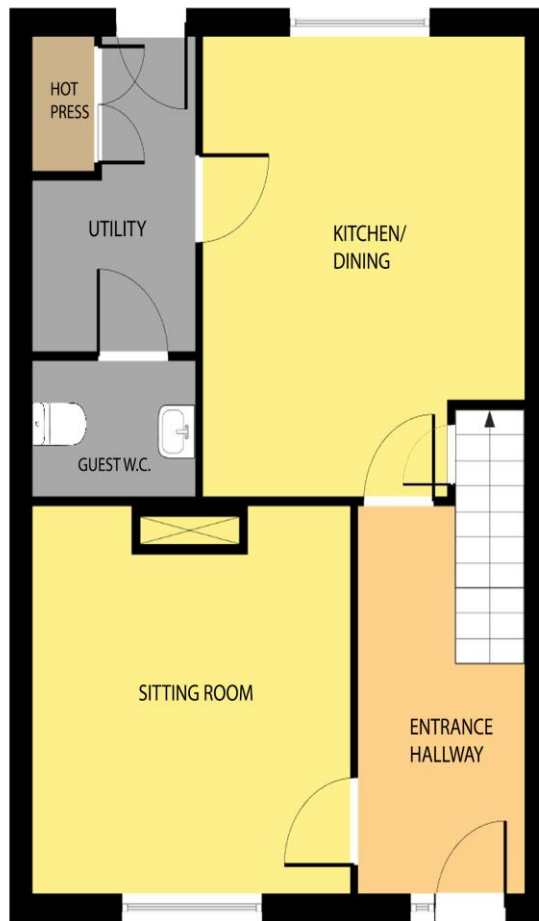
NOTE: All kitchen appliances and white goods are included in the sale.

MAINTENANCE FEE: There is a maintenance fee of €200 p.a.

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

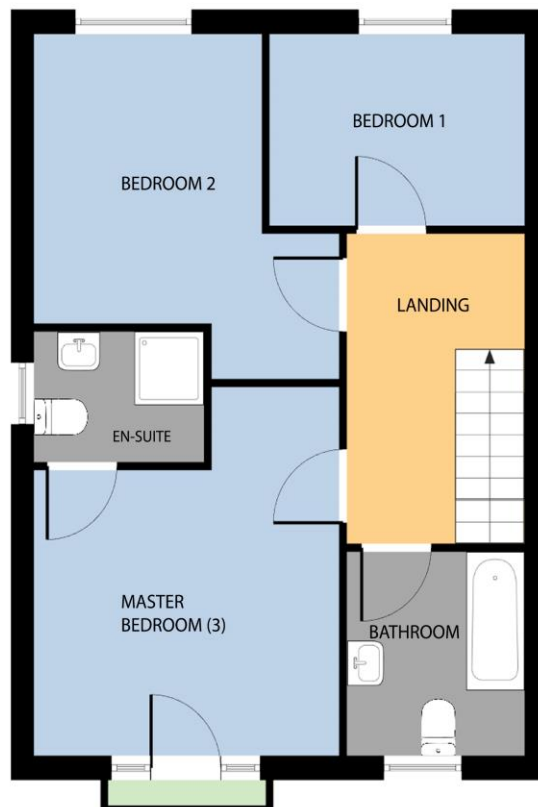
DIRECTIONS: Eircode: Y35 PR82

GROUND 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.

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.



Building Energy Rating (BER): A3 BER No. 108694688

Energy Performance Indicator: 54.83 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bobby Kehoe

Contact No: 085 7111540

Email: bobby@kehoeproperty.com

Kehoe & Assoc.,
Commercial Quay,
Wexford

053 9144393

www.kehoeproperty.com

Email: info@kehoeproperty.com



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

