FOR SALE

AMV: €368,000 **File No. d661.CWM**

12 Meadow Avenue, Whitebrook, Whiterock Hill, Wexford

- **Ready to occupy this summer is this turn-key property.**
- **Energy-efficient property with an A rated BER, ensure lower energy bills and a reduced carbon footprint.**
- **Spacious living at this semi-detached home with 4 bedrooms and 3 bathrooms offers ample space for families or guests.**
- **Generous size extending to approximately 128 sq.m, providing plenty of room for comfortable living.**
- **Ideal for various buyers: Perfect for families, first-time buyers, or investors looking for a high-quality property due to its proximity to Wexford town and the planned SETU campus.**
- **To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393**

SOCIETY OF CHARTERED SURVEYORS IRELAND

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Kehoe & ASSOC.

12 Meadow Avenue, Whitebrook, Whiterock Hill, Wexford

No. 12 Meadow Avenue, Whitebrook presents a remarkable opportunity to acquire a turn-key property, ready to occupy this summer. A newly A-rated home, with 8 years remaining on the Home Bond, this property is beautifully positioned in one of Wexford's most desirable residential locations. Offering modern living, blending timeless contemporary design where the homeowners invested in the finishes to create a warmth and luxury that exceeds the expectations of even the most discerning buyer. Built by Claybury Developments, these homes are constructed to high standards.

The property accommodation comprises of an entrance hallway, sitting room, kitchen / dining room, utility room, storage closet and wet room including a rainwater shower head. Upstairs there are four bedrooms including a master ensuite and family bathroom. The home has the benefit of further storage off the landing area including a storage closet and Stira attic access.

Positioned in a prime location, Whitebrook ensures convenience at every turn, with easy access to shops, schools, supermarkets, and more. The town centre is just a short walk away, complemented by a nearby local bus stop and quick access to major roadways like the N11 and N25, making travel and commutes effortless. Plus, several beautiful beaches are just a 15-minute drive away.

Designed to appeal to a broad array of buyers, including first-time homeowners, those seeking a permanent residence, holiday home seekers, retirees, and investors.

For further information or to arrange a viewing contact the sole selling agents Kehoe & Assoc. by emailing sales@kehoeproperty.com or phone 0539144393

ACCOMMODATION

Ground Floor

Entrance Hallway	6.86m x 1.79m	Tiled flooring, understairs ample storage and separate cloakroom/plantroom.
Sitting Room	4.66m x 3.99m	Tiled flooring and two windows overlooking front garden.
Shower Room	1.45m x 1.44m	Mosaic tiled floor, floor to ceiling tiled surround, pressure pump shower with rainwater shower head (designed to be wet room), w.h.b. with mirror overhead and w.c.
Utility Room	2.43m x 1.97m	Tiled flooring, built-in storage cabinets with ample worktop space, plumbed for washing machine, space for dryer, floor to ceiling carpentry with internal shelves, electrical points and window overlooking rear garden.
Kitchen	5.29m x 4.66m	Tiled flooring, fully fitted built-in kitchen bespokely made with stainless steel double drainer sink including the benefit of a filter water tap. Glass splash back throughout with wrap around worktop space leading out to a marble breakfast counter area, display cabinets and French doors leading out to the south westerly facing rear garden.

ACCOMMODATION

Timber carpeted staircase leading to the first floor.

Landing Area	3.94m (max) x 3.95m (max)	Timber laminated flooring. Storage press with open shelves (1.20m x 1.02m)
Master Bedroom	4.52m x 3.50m	Timber laminate flooring, built-in slide robes, large window overlooking front gardens and ensuite.
Ensuite	2.41m (max) x 1.56m (max)	Tiled flooring, floor to ceiling tiled surround, enclosed shower with floor to ceiling tiled surround, pressure pump shower system including rainwater shower and separate shower head and glass doors. W.h.b. with mirror overhead (electrics for lighting) w.c. and wall mounted cabinets.
Bedroom 2	3.88m x 2.82m	Timber laminate flooring and two windows overlooking rear garden with town and countryside views. Built-in wardrobes with mirror, ample storage space and hanging rails.
Bedroom 3	2.87m x 2.84m	Timber laminate flooring, built-in wardrobe with mirror and ample storage space and window overlooking side passageway.
Bedroom 4	2.82m x 2.79m (max)	Timber laminate flooring and window overlooking rear garden with town and countryside views.

Total Floor Area: c. 128 sq.m. / 1,377 sq.ft.

Outside

- Two dedicated car parking spaces
- Garden in lawn to front & back
- Enclosed side entrance
- Footpath surround
- South westerly rear facing rear garden

Services

- Mains Water
- Mains Drainage
- Air to Water heat pump system with 6KW
- Water Softener
- Siro Broadband
- Three zone heating system
- Underfloor heating on ground floor
- Radiator heating first floor

Features

- BER A Rated
- Semi-detached
- 4 Bedrooms, 3 Bathrooms
- Extending to c. 128 sq.m / c. 1,377 sq.ft.
- Built-in wardrobes
- High spec. kitchen with toughened glass with 9 year warranty
- Attic Stira with raised attic flooring ideal for extra storage.
- Fully wired for electric car charging port

Building Energy Rating (BER): A2
BER No.: 114867849
Energy Performance Indicator: 45.85 kWh/m²/yr

NOTE: The cooker, fridge freezer, dishwasher and white goods are not included in the sale.

VIEWING: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

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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