

FOR SALE

AMV: €185,000

File No.d676. BF



16 Stream Street, Taghmon, Co. Wexford

- Spacious two bedroomed end-of-terrace property centrally located in this vibrant country village. Excellent village amenities including school, church, shops, pharmacy, doctors' surgery, Post Office, hardware store, pubs and restaurants are literally on your doorstep.
- The property has been well maintained, tastefully decorated and is presented to the market in excellent condition throughout. 16 Stream Street sits on a large corner site offering ample space to extend to both the side and rear (SPP).
- This property would make an ideal starter home or investment property. It would also have much to offer anyone wanting to downsize or relocate to a vibrant village community within walking distance of excellent village amenities.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**

16 Stream Street, Taghmon, Co. Wexford

Description: Spacious two bedroomed end-of-terrace property centrally located in this vibrant country village. Only 15 minutes' drive from Wexford Town and c. 5 km off the N25. The fabulous Wexford Coastline and sandy beaches at Bannow Bay, Cullenstown and Kilmore Quay are all within 20 minutes' drive of the property. Regular bus services to Wexford Town.

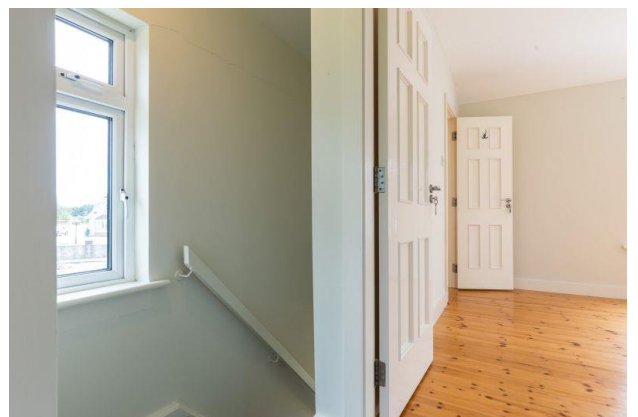
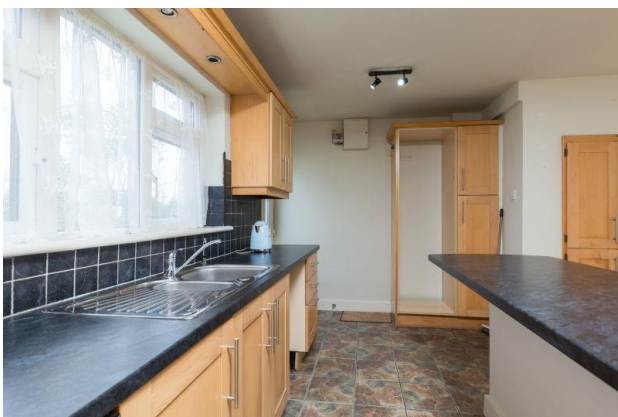
Excellent village amenities including school, church, shops, pharmacy, doctors' surgery, Post Office, hardware store, pubs and restaurants are literally on your doorstep. There is also an excellent community centre and a choice of sports and leisure facilities on offer in the immediate area.

The property has been well maintained, tastefully decorated and is presented to the market in excellent condition throughout. Open plan living room/kitchen with excellent range of fitted units and open fire on the ground floor with two generously proportioned double bedrooms and bathroom at first floor level.

16 Stream Street sits on a large corner site offering ample space to extend to both the side and rear (SPP). Garden to the front with concrete drive offering off-street parking for several cars. Large side garden currently in lawn could potentially be the perfect spot for a productive kitchen garden. The rear garden is bounded by a traditional stone wall with concrete patio area perfect for outdoor dining, lawn and garden shed.

This property would make an ideal starter home or investment property. It would also have much to offer anyone wanting to downsize or relocate to a vibrant village community within walking distance of excellent village amenities. Early viewing comes highly recommended contact Wexford Auctioneers Kehoe & Associates 053-9144393.







ACCOMMODATION

Ground Floor

Entrance Porch	1.98m x 1.06m	With tiled floor and stairs to first floor
Open plan Living Room / Kitchen	5.37m x 5.02m (max)	With timber floor, open for fireplace, hotpress with dual immersion, utility closet with plumbing for washing machine and worktop and tiled floor. Built-in floor and eye level units, breakfast bar, gas hob, electric oven plumbing for dishwasher, part tiled wall, tiled floor and door to outside.

First Floor

Bedroom 1	4.00m x 3.20m	With walk-in wardrobe and timber floor.
Bedroom 2	3.21m x 3.00m	With timber floor.
Bathroom	2.20m x 1.92m	Bath with electric over, w.c w.h.b. part tiled walls and tiled floor.

Total Floor Area: c. 110.21 sq.m. (c. 1,186.29 sq.ft.)



Features

- Convenient village centre location
- Walking distance all amenities
- Presented in excellent condition
- 15 mins Wexford Town

Outside

- Large corner site offering ample space to extend (SPP)
- Extensive concrete drive
- Concrete patio area
- Garden shed

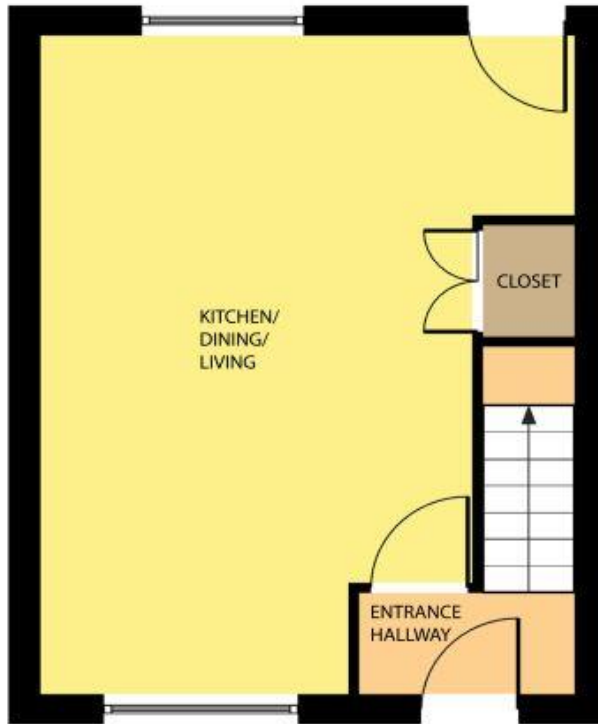
Services

- Mains water
- Mains electricity
- Mains drainage
- OFCH

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

DIRECTIONS: Eircode Y35YV24

GROUND FLOOR

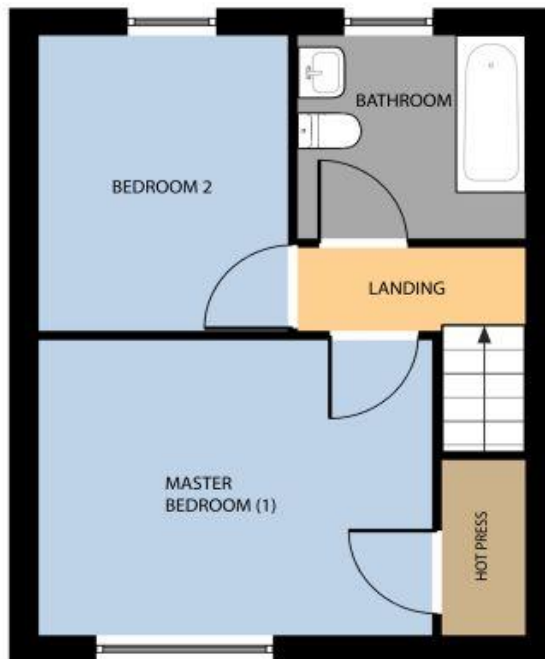


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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.

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FIRST FLOOR



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Building Energy Rating (BER): C3 BER No. 117433649

Energy Performance Indicator: 216.55 kWh/m²/y

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 issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRA No. 002141