

FOR SALE

AMV: €238,500

File No. d683.BK



61 Lus Mór, Whiterock Hill, Wexford

- Exceptional 2-bed / 3-bath end-of-terrace property extending to c. 76 sq.m. / 818 sq.ft., finished to exacting standards throughout.
- Walking distance to all town amenities, including 350m to a local bus stop, 550m to St. Joseph's GAA Club and 750m to Scoil Charman.
- Fully insulated 'Loghouse.ie' Eco Garden Room extending to c. 13 sq.m. / 140 sq.ft. at the rear of the property with 7 years guarantee remaining.
- Freshly painted, meticulously maintained property with only one lady owner-occupier.
- 61 Lus Mór has undergone extensive refurbishment since 2022 (see list of works below).
- Low maintenance exterior with a private rear garden overlooking agricultural land that benefits from afternoon / evening sunshine.
- Perfect starter home, investment property, or for anybody seeking to downsize.
- Accommodation briefly comprises: entrance hallway, sitting room, kitchen / diner, guest w.c., storage room on the ground floor with a landing area, 2-bedrooms (master ensuite), and a family bathroom on the first floor.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

61 Lus Mór, Whiterock Hill, Wexford

Kehoe & Associates are delighted to present this immaculate 2-bedroom end-of-terrace property to the market. Lus Mór is an extremely popular and well-established development, close to Wexford town centre and all of its amenities. No. 61 occupies an end-of-terrace position in a quiet cul-de-sac within Lus Mór. This freshly painted property is most ideally located with amenities such as Scoil Charman (750m), St Joseph's GAA Club (550m) and Wexford Golf Club (2.3km) all on your doorstep. There is an array of additional amenities nearby, including a local bus stop (350m), 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.

61 Lus Mór comes to market in turnkey condition. This property has only had one single owner-occupier. Rarely does a property as tastefully decorated come to market. The ground floor accommodation comprises an entrance hallway, living room, kitchen / diner, guest w.c. and a very useful storage room. On the first floor, there is a spacious landing area, 2 double bedrooms (master ensuite) and a newly refurbished family bathroom. No. 61 has been meticulously maintained over the years, with extensive refurbishment works completed since 2022. 61 Lus Mór also has the added benefit of a c. 13 sq.m. / 140 sq.ft. 'Eco Garden Room' at the rear of this exceptional property. This 'Loghouse.ie' garden room, constructed in 2021, comes fully insulated and will remain under warranty for another 7 years. This garden room would be well suited for a variety of purposes. The rear paving slabs and decking area were replaced in 2022. Relaxing here in the evening sunshine, you can soothe your senses as you take in the views of the adjacent agricultural lands. Watching the cattle graze in the green fields while listening to bird-song, generates a sense of peace and calm. This excellent property would be suited to a wide range of purchasers, including first time buyers, investment purchasers, or anybody seeking to downsize. Viewing is highly recommended.





ACCOMMODATION

Entrance Hallway 2.90m x 1.63m

Sitting Room 4.16m x 4.13m

Kitchen/Dining Room 4.14m x 3.00m

Storage Press

Guest W.C. 1.90m x 1.00m

Landing Area 4.21m x 2.45m

Hot Press

Family Bathroom 3.10m x 1.98m (max)

Bedroom 2 2.99m x 2.45m

Master Bedroom 4.30m x 2.71m

En-Suite 3.10m x 0.82m

Herringbone flooring, coat rail and staircase to 1st floor.

Herringbone flooring, open fireplace with granite hearth, granite surround and timber mantle, large feature window. Door way into:

Modern and contemporary fitted kitchen with floor and eye level units, integrated oven, belling electric hob with overhead extractor fan, integrated fridge freezer, Whirlpool washing machine, stainless steel sink, timber effect tiled floor.

Tiled floor, w.c. and w.h.b.

Carpet floor, window overlooking rear garden and Stira staircase to partially floored attic.

Newly refurbished bathroom with tiled flooring, chrome towel rail, w.c., w.h.b. and bathtub.

Timber floor.

Timber floor, built-in wardrobe unit

Tiled floor, w.c., w.h.b. with tiled splashback, shower stall with Triton T90sr electric shower and tiled surround.

Total Floor Area: c. 76 sq.m. / 818. sq.ft.



Property Upgrades Completed

- Freshly painted exterior summer 2024
- Family bathroom refurbished entirely in 2024
- Boiler serviced and new pump fitted in 2023
- New laminate herringbone flooring in the living room and entrance hallway in 2023
- Master bedroom ensuite refurbished in 2022
- New carpet on stairs and landing area in 2022
- New kitchen countertop and sink fitted in 2022
- Kitchen floor tiles replaced in 2022
- Oven, hob and fridge / freezer replaced in 2022
- New composite front door in 2022
- Paving slabs replaced in 2022
- Rear decking replaced in 2022
- Eco Garden Room constructed in 2021
- Cavity walls & attic reinsulated (2014)
- Water filtration system installed



Features

- Property finished to exacting standards
- Fully insulated c. 13 sq.m. / 140 sq.ft. Eco Garden Room
- (7-year guarantee remaining)
- One single owner occupier from newly built
- Meticulously maintained
- Tastefully decorated
- Close to all town amenities
- Stira staircase to attic (partially floored)
- Freshly painted exterior
- Refurbished & modernised

Outside

- Composite rear decking
- Agricultural lands behind property
- Rear garden not overlooked
- Positioned in a quiet cul-de-sac
- Communal parking
- Low maintenance
- Rear patio benefits from afternoon / evening sunshine
- Outside tap and electrical sockets

PLEASE NOTE: All curtains, blinds, light fittings and kitchen appliances are 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.

DIRECTIONS: Eircode Y35 Y9K7

Services

- Mains water
- Mains drainage
- O.F.C.H.
- ESB
- Fibre broadband available



Building Energy Rating (BER): C3 BER No. 107629214

Energy Performance Indicator: 217.96 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

