

FOR SALE

AMV: €170,000

File No. d809.CWM



12 The Coachman's Yard, Horetown, Co. Wexford, Y35R6XK

- Beautifully positioned three-bedroom, three-bathrooms end of terrace property built-in 2004.
- Located in the cul-de-sac along the garden walls of Horetown House.
- Presented to market chain-free and ready for immediate occupancy.
- The accommodation comprises of an open plan livingroom leading to the spacious kitchen / dining room, utility room, guest w.c. Upstairs three bedrooms with master ensuite and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

12 The Coachman's Yard, Horetown, Wexford

This superb end of terrace property is nestled on the cul-de-sac adjacent to the former garden walls of Horetown House. The property is presented to the market with no chain and ready to occupy immediately. As the end of terrace property, it has the benefit of more privacy and having side access to the rear garden.

The accommodation features an open-plan living room seamlessly connected to a generous kitchen/dining area, a utility room, and a guest w.c. Upstairs, there are three bedrooms, including a master with an ensuite, and a family bathroom.

The Coachman's Yard offers an ideal retreat within the verdant countryside of South West County Wexford, ensuring a tranquil rural setting within convenient reach of the coastline and Wexford town.

Early viewing is highly recommended.





ACCOMMODATION

Open Plan Living Room	4.96m x 4.13m	Solid timber floors, open fireplace with cast iron insert & timber mantle piece, tv points, electrical points, large window overlooking common garden area. Large amount of space under staircase ideal for built-in storage. Built-in cupboards for further storage.
Kitchen / Dining Room	4.96m x 4.40m	Solid timber floors, fully fitted kitchen with floor and eye level units, worktop, stainless steel sink unit & drainer with tiled splashback and large window overlooking rear garden, Hotpoint washing machine, Hotpoint dishwasher, Whirlpool electric oven & 4 ring hob, extractor, Indesit free standing fridge, Delta microwave, French doors leading out to rear garden with elevated patio (in need of repair).
Utility Hallway	1.18m x 1.03m	Timber floor and door leading to:
Guest W.C.	1.77m x 1.17m	Timber floor w.c. and w.h.b.
<i>Solid timber staircase leading to first floor</i>		
Landing	2.40m (max) x 2.17m (max)	Tongue & Groove flooring and stira staircase leading to attic storage.
Hotpress		With ample storage space and insulated dual fuel tank.
Master Bedroom	4.13m x 3.86m	Tongue & Groove flooring, large window overlooking front common area.
Enclose Wardrobe	0.92m x 0.55m	Tongue & Groove flooring, shelving and rail.
Ensuite	2.05m x 1.64m	Tongue & Groove flooring, enclosed shower with tiled surround, Triton T90si, w.c., w.h.b. with wall mounted mirror and cabinetry overhead.
Bedroom 2	4.21m x 2.68m	Tongue & Groove flooring, twin bedroom and large window overlooking rear garden and views of Horetown House garden and rolling countryside hills.
Bedroom 3	3.16m x 2.19m	Tongue & Groove flooring, single bedroom and large window overlooking rear garden and views of Horetown House garden and rolling countryside hills.
Bathroom	2.67m x 1.97m	Tongue & Groove flooring, bath with half tiled surround, w.c., w.h.b. with wall mounted mirror and cabinetry overhead.

Total Floor Area: c. 100 sq.m. / 1,076.39 sq.ft.





Outside

- Set within the beautiful garden walls of Horetown House
- South Easterly facing garden
- Enclosed rear garden with gated side passage
- Services:

Features

- Built in 2004
- Three bedrooms, three bathrooms
- End of terrace
- Extending to c. 100 sq.m.

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 Y35R6XK

Services

- OFCH
- Group water scheme
- Group sewage system

Building Energy Rating (BER): D1

BER No.: 117850305

**Energy Performance
Indicator:** 230.57 kWh/m²/yr





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Sales Agent

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