

# FOR SALE

AMV: €273,000

File No. c375.BF



## 5 Whiterock Avenue, Whitebrook, Whiterock Hill, Wexford

- No. 5 Whiterock Avenue is a spacious 3 bedroomed detached bungalow conveniently located on Whiterock Hill within easy reach of Wexford Town Centre and all amenities.
- The property has been well maintained and is presented in good condition throughout. The accommodation offers 3 double bedrooms, spacious sitting room and generously proportioned well fitted kitchen with French doors to rear garden.
- Concrete drive offering off-street parking and low maintenance garden to the front. Private enclosed garden to the rear with side access on both sides.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe  
& ASSOC.**

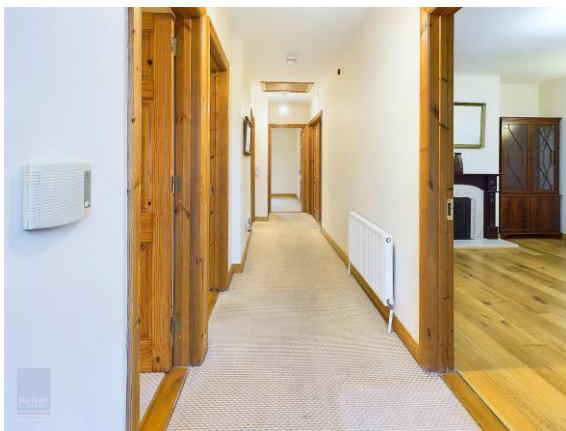
## 5 Whiterock Avenue, Whitebrook, Whiterock Hill, Wexford

**Description:** No. 5 Whiterock Avenue is a spacious 3 bed roomed detached bungalow conveniently located on Whiterock Hill within easy reach of Wexford Town Centre and all amenities. Childcare facility on site and an excellent choice of primary schools and secondary schools close by. Local Link Bus stops outside the development. Only a couple of minutes' drive from Industrial Estates, Retail Parks, the ring road and all primary routes.

The property has been well maintained and presented in good condition throughout. The accommodation offers 3 double bedrooms, spacious sitting room and generously proportioned well fitted kitchen with French doors to rear garden.

Concrete drive offering off-street parking and low maintenance garden to the front. Private enclosed garden to the rear with lovely sunny aspect, side access on both sides and barna shed.

This spacious detached bungalow would have much to offer anyone looking to downsize to a low maintenance detached home within easy reach of all town amenities. Early viewing of this attractive detached bungalow comes highly recommended. Contact Wexford Auctioneers Kehoe & Associates 053-9144393.





## **ACCOMMODATION**

Entrance Hallway	7.21m x 1.32m	
Sitting Room	4.88m x 3.60m	With open fireplace and laminate floor.
Kitchen / Dining Area	5.47m x 3.60m	Built-in floor and eye level units, integrated hob, oven, extractor, plumbing for washing machine, part tiled walls, tiled floor and french doors to rear garden.
Bedroom 1	3.64m x 3.28m	With built in wardrobes and shower ensuite
Ensuite	1368m x 2.04m	Tiled shower stall with electric shower, w.c. and w.h.b.
Hotpress		With dual immersion.
Bathroom	2.41m x 1.62m	With bath, w.c. and w.h.b.
Bedroom 2	3.06m x 2.83m	
Bedroom 3	2.72m x 3.32m	

**Total Floor Area: c. 83 sq.m. ( c. 891 sq.ft.)**





### Features

- Convenient location
- Presented in good condition
- Bright spacious accommodation
- Within easy reach of town centre amenities

### Outside

- Private drive
- Enclosed rear garden
- Side access on both sides
- Barna shed

### Services

- Mains water
- Mains electricity
- Mains drainage
- OFCH

**NOTE:** All carpets, blinds, light fittings, hob, extractor, oven and fridge freezer are included in the sale. Closing date 10 days after the grand of probate.

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

**DIRECTIONS:** Eircode Y35 D9D7





**Building Energy Rating (BER): C2 BER No. 112803994**

**Energy Performance Indicator: 194.77 kWh/m<sup>2</sup>/yr**

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

**Selling Agent: Bernie Farrell**

**Contact No: 0872501492**

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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