

FOR SALE

AMV: €240,000

File No. E275.BF



16 Evergreen Way, Whiterock Hill, Wexford

- No. 16 Evergreen Way is a deceptively spacious 3 bedroomed mid-terrace family home 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, Business/Retail Parks, the ring road and all primary routes.
- The property has been well maintained and is presented to the market in excellent condition throughout. The accommodation briefly comprises entrance hallway, kitchen, sitting/dining room and utility room at ground floor level with 3 spacious bedrooms (one ensuite) and family shower room at first floor level.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393

16 Evergreen Way, Whiterock Hill, Wexford

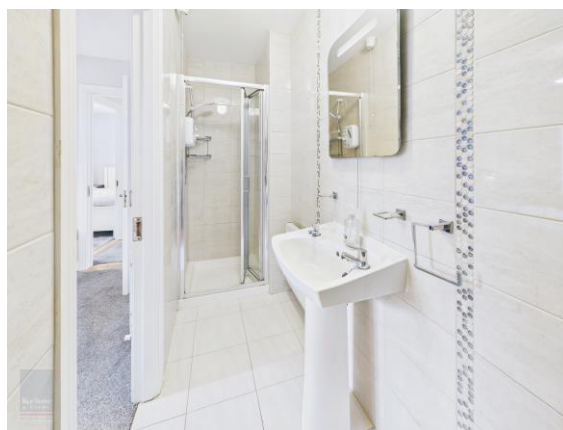
Description: No. 16 Evergreen Way is a deceptively spacious 3 bedroomed mid-terrace family home conveniently located on Whiterock Hill within easy reach of Wexford Town Centre and all amenities. Childcare facility on site and an excellent choice of primary schools and secondary schools close by. Local Link Bus stops outside the development. Only a couple of minutes' drive from Industrial Estates, Business/Retail Parks, the ring road and all primary routes.

The property has been well maintained and presented to the market in excellent condition throughout. The accommodation offers a spacious well-appointed kitchen with double doors linking to the sitting/dining room which in turn leads onto the enclosed garden via French doors and utility room on the ground floor with three generously proportioned bedrooms (master ensuite) and family shower room at first floor level.

Nicely positioned overlooking the green area with double drive to the front and enclosed garden to the rear.

This spacious family home is ideal for first time purchasers or investors, it also would have much to offer anyone looking to downsize to a low maintenance home within easy reach of all town amenities. Early viewing is highly recommended, contact Wexford Auctioneers Kehoe & Associates on 053-9144393





ACCOMMODATION

Entrance Hallway	4.95m x 1.97m	With timber floor.
Kitchen	4.24m x 3.04m	With excellent range of floor and eye level units, hob, extractor, double oven, fridge freezer, dishwasher, breakfast bar, part tiled walls, porcelain tiled floor and double doors to:
Living / Dining Room	6.90m x 4.04m	With feature open fireplace, timber floor and French doors to rear garden.
Utility Room	2.00m x 1.48m	With tiled floor, w.h.b., washing machine, built-in storage press and shelving.
<i>First Floor</i>		
Shower Room	2.08m x 1.98m	Fully tiled, shower stall with electric shower, w.c. and w.h.b.
Bedroom 2	3.94m x 3.46m	With dual immersion.
Hotpress		
Bedroom 3	3.46m x 2.14m	With excellent range of built-in wardrobes and shower room ensuite.
Bedroom 1	3.93m x 3.73m	
Ensuite	3.40m x 0.95m	Fully tiled, shower stall with power shower, w.h.b. and w.c.

Total Floor Area: c. 109.2 sq. m. (c. 1,175 sq. ft.)





Features

- Deceptively spacious family home
- 3 double bedrooms
- Presented in excellent condition
- Convenient location, close to amenities

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

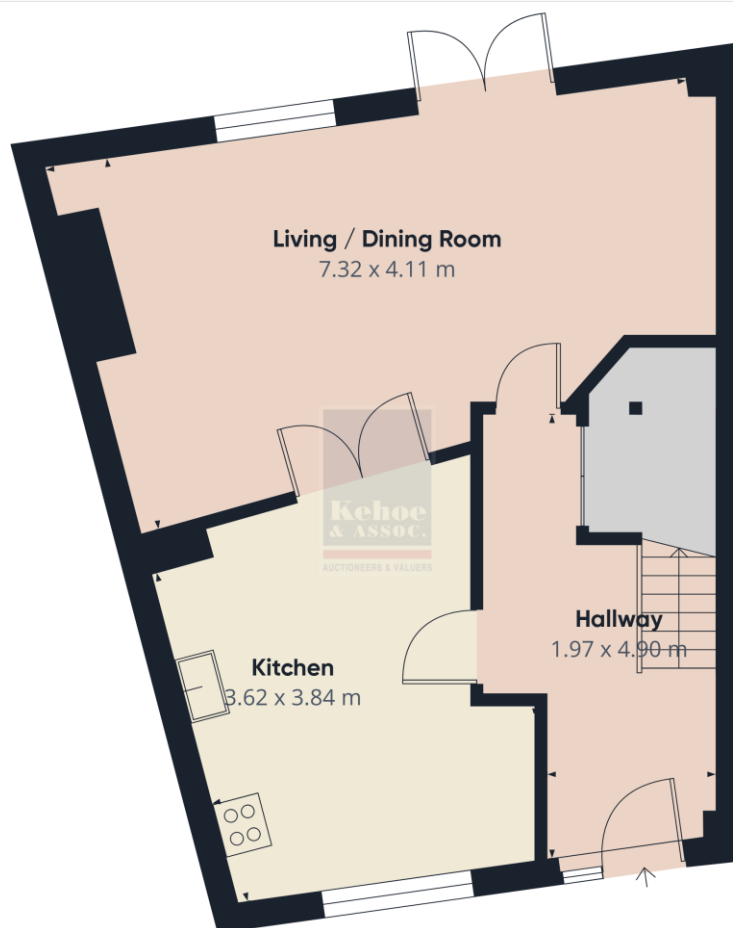
DIRECTIONS: Eircode Y35E8C7

Outside

- Double drive
- Enclosed rear garden
- Paved patio area

Services

- Mains water
- Mains electricity
- Mains drainage
- OFCH



Floor 0

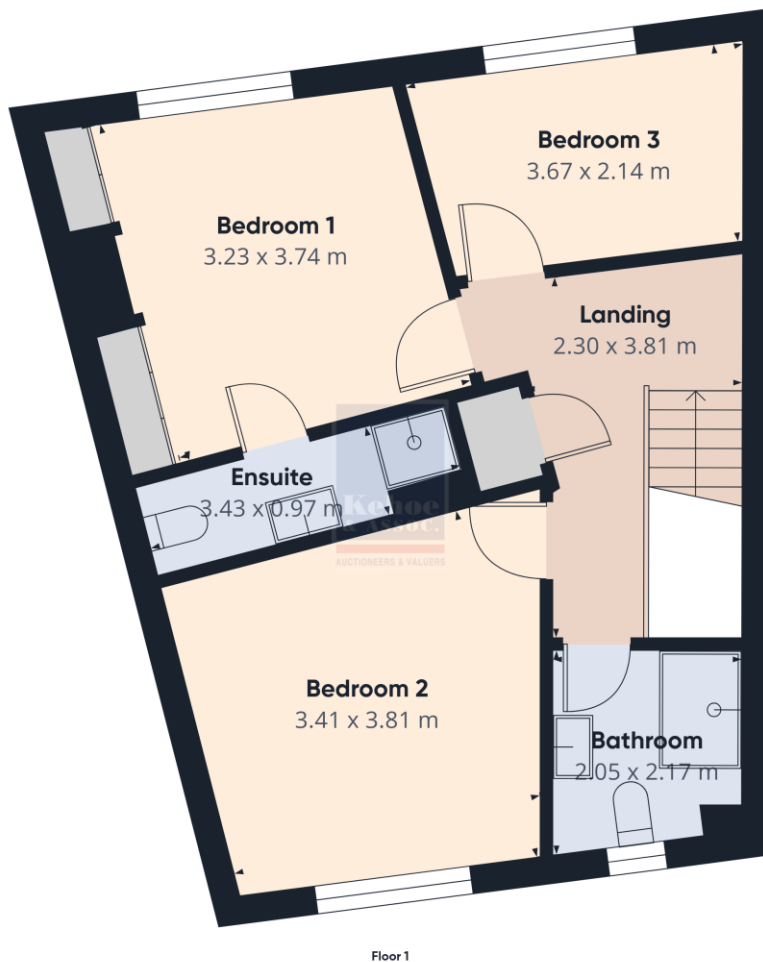


Approximate total area[®]
52 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Approximate total area⁽¹⁾
49.1 m²

(1) Excluding balconies and terraces

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GIRAFFE360

Building Energy Rating (BER): C1 BER No. 104215074
Energy Performance Indicator: 160.23 kWh/m²/yr

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

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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

