

# FOR SALE

AMV: €195,000

File No. E325.CWM



## 102 Laurel Grove, Tagoat, Co. Wexford Y35 K72R

- Stylish, newly renovated two-bedroom terraced home presented in walk-in condition.
- Bright open plan living/dining area with two spacious bedrooms and built-in wardrobes.
- Built in 2000 extending to approximately 75 sq.m. with two bedrooms and two bathrooms.
- South-facing enclosed rear garden with patio area for outdoor enjoyment.
- Prime village location close to Rosslare Strand, beaches, local amenities, and transport links.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

# 102 Laurel Grove, Tagoat, Co. Wexford Y35 K72R

## *A Stunning 2-Bedroom Terraced Home in a Charming Village Setting*

No. 102 Laurel Grove is a stylish newly renovated and beautifully presented two-bedroom terraced residence, ideally located in a delightful village setting close to Rosslare Strand and Harbour. Presented to the market in true walk-in condition, this superb home offers bright, spacious, and well-designed accommodation throughout.

The property features two generously proportioned bedrooms, including built-in wardrobes, along with a beautiful open-plan living/dining area that creates a warm and inviting atmosphere.

Tastefully redecorated throughout, the interior boasts a modern and elegant finish, unoccupied and ready for immediate occupation. Outside, the home benefits from a spacious enclosed rear garden with south facing patio area—perfect for outdoor dining and relaxation—while the front garden features a path from the convenient street parking.



Ideally positioned just minutes from Rosslare Strand and Harbour, as well as the nearby villages of Tagoat and Killinick, the property enjoys easy access to a full range of local amenities including shops, schools, churches, supermarkets, a crèche, post office, hotels, and both train and bus services. Rosslare Europort, offering daily sailings to the UK and Europe, is also within close proximity.

The home is perfectly situated to enjoy some of the South East's finest beaches, including Rosslare Strand, Rosslare Harbour, Carne, and St. Helen's Bay. Wexford Town is approximately 12km away, Waterford City is just over an hour's drive, and Dublin City and Airport can be reached in approximately two hours via the N11/M11/N25 road network.

This sale represents an excellent opportunity to acquire a fabulous turnkey home in a highly convenient and sought-after location, appealing to a wide range of buyers including first-time purchasers, families, downsizers, and investors alike.

Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393



## **ACCOMMODATION**

Entrance Hall                    4.97m x 2.01m                    Timber laminate flooring throughout. built in cabinetry for storage.

*Door leading through to:*

Kitchen                            2.75m x 2.35m                    Timber laminate flooring fully fitted kitchen with floor and eye level cabinetry, ample worktops space, tiled splashback, large window overlooking front garden. Built in Indesit cooker with double oven, induction hob and extractor fan overhead, Samsung fridge freezer, Samsung washing machine combi dryer.

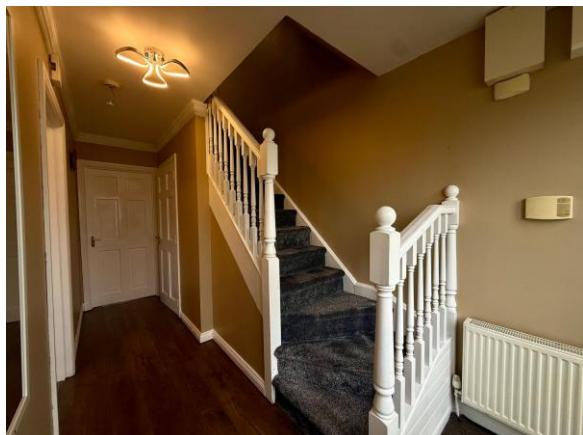
*Open alcove leading through to:*

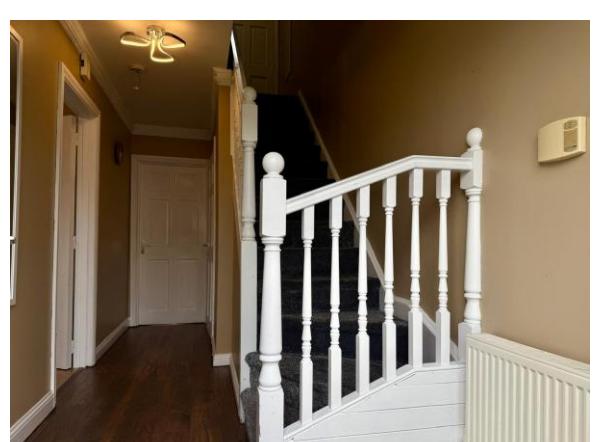
Dining/Living Area            4.84m x 4.45m                    Timber laminate flooring throughout, coving, feature open fireplace with cast iron insert and timber mantel piece surround, French door leading out to rear garden. Directly south facing garden with cobble lock patio area, gardens in lawn and ample space for garden shed.

Guest Bathroom                    1.69m x 0.87m

Under staircase. Lino flooring, vinyl tile like floor to ceiling wall surround, w.h.b and w.c.

*Carpeted staircase leading to:*





## **ACCOMMODATION**

### **First Floor**

Landing Area	2.04m x 1.83m	Carpeted flooring throughout, Velux window overhead, hatch to attic storage.
Master Bedroom	4.52m (max) x 3.73m (max)	Carpeted flooring, built in slide robes, feature corner window overlooking common green areas, coving throughout, wall mounted storage.
Bedroom 2	4.44m x 2.82m	Carpeted flooring, built in slide robes, wall mounted shelving, two windows overlooking rear garden.
Family Shower Room	2.22m x 1.78m	Tiled flooring, floor to ceiling tile surround, Velux light overhead, built in shower with rainwater shower head, w.h.b with built in drawer cabinets underneath, open shelves and w.c.

**Total Floor Area: c. 75 sq.m / 807 sq.ft**





## Features

- Built in 2000
- Two-bedrooms, Two-bathrooms
- Extending to c. 75 sq. m
- Convenient to Bus/Train/ & Rosslare Europort

## Outside

- Enclosed south facing rear garden with patio area
- Front garden with footpath access
- Convenient street parking

## Services

- Mains water
- Mains drainage
- OFCH
- Fibre broadband

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**Directions:** Eircode: Y35 K72R





**Building Energy Rating (BER): C2 BER No. 105204523**

**Energy Performance Indicator: 179.64 kWh/m<sup>2</sup>/yr**

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