

# FOR SALE

AMV: €189,000

File No.E459. BK



## 14 Chapel Lane, New Ross, Co. Wexford

- Beautifully presented 2-bedroom / 1-bathroom townhouse with a home office extending to c. 76 sq. m. / 818 sq. ft., positioned within walking distance of a wide range of amenities in New Ross including schools and sports clubs.
- Newly fitted condensing boiler, bright well-proportioned accommodation and a cosy low maintenance interior.
- Enclosed rear garden with detached garden shed extending to c. 8.4 sq. m. / 90.4 sq. ft. benefiting from an electricity supply, offering additional storage or workspace use.
- Exceptionally convenient location just 900m from The Apex Sport, Health and Leisure Club, Good Counsel Secondary School and surrounded by shops, cafés, supermarkets and everyday town services.
- The owner of 14 Chapel Lane is entitled to two parking permits with spaces available in three nearby car parks, a valuable benefit for town centre living.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

## Location

14 Chapel Lane is positioned in the heart of New Ross Town Centre, a location that offers exceptional convenience with a superb range of amenities within walking distance. The property is situated close to shops, cafés, supermarkets, pharmacies, restaurants and everyday services together with schools, sporting facilities and public transport links. The highly regarded Good Counsel Secondary School and The Apex Sport, Health and Leisure Club are both located nearby, further enhancing the practicality and appeal of this central setting.

Situated just 3.7km from Ballymacar Roundabout, 14 Chapel Lane benefits from excellent connectivity to the N25 / N30 roads network. Waterford City, Kilkenny City and Wexford Town are all easily accessible, while the N25 provides convenient access Rosslare Europort and Cork City. The recently completed New Ross Greenway has also become a major local amenity, offering scenic walking and cycling routes along the River Barrow.



## 14 Chapel Lane, New Ross, Co. Wexford

Kehoe & Assoc. are delighted to present this beautifully 2-bedroom townhouse to market. Extending to c. 76 sq. m. / 818 sq. ft., this charming property offers bright and well-balanced accommodation together with a warm and inviting atmosphere throughout.

The accommodation has been thoughtfully arranged to maximise both comfort and practicality. The ground floor comprises an entrance hallway, a cosy sitting room, kitchen / dining area and rear access to the enclosed garden. The first-floor accommodation includes the master bedroom and the adjacent bathroom. The second-floor accommodation comprises the second double bedroom and a valuable home office, ideal for modern remote working requirements or study space. The property benefits from the installation of a new condensing boiler, helping to enhance energy efficiency and everyday comfort. The overall presentation is excellent.

To the rear, the enclosed garden provides a private low maintenance outdoor space together with a detached garden shed extending to c. 8.4 sq. m. / 90.4 sq. ft. benefiting from an electricity supply. This space offers excellent versatility and would suit a variety of uses including storage, hobbies or workspace potential. A particularly valuable feature of the property is the owner's entitlement to two parking permits with spaces available across three nearby carparks.

14 Chapel Lane represents an excellent opportunity to acquire a turnkey townhouse within one of the South East's most accessible and convenient towns. The property will appeal to a wide variety of purchasers including first time buyers, downsizers and investors seeking a manageable and low maintenance home close to every conceivable amenity.





## ACCOMMODATION

### *Ground Floor*

Entrance Hallway	2.25m x 0.86m	With tiled flooring and wall panelling.
Open plan Kitchen & Dining Room	6.12m x 2.34m (max)	With tiled flooring, wall border, floor and eye level units with tiled splashback, washing machine, electric hob, integrated double oven, integrated fridge freezer, staircase to first floor and understairs storage press.
Sitting Room	4.90m x 2.83m	With laminate flooring, insert solid fuel stove with tiled hearth and brick surround, integrated shelving unit and door to rear garden.

### *First Floor*

Landing	3.05m x 1.55m (max)	With carpet flooring and wall border and staircase to second floor.
Bathroom	2.66m x 1.57m	With timber flooring, fully tiled walls, bath with Triton T90z electric shower, w.c., w.h.b. and hotpress.
Master Bedroom	3.27m x 2.93m	With carpet flooring and integrated wardrobe unit.

### *Second Floor*

Landing	3.05m x 0.72m	With carpet flooring and wall border.
Bedroom 2	3.24m x 3.05m	With timber flooring.
Home Office	2.98m x 1.57m	With carpet flooring and integrated floor to ceiling storage unit.

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





### Features

- Acc. extending to c. 76 sq. m. / 818 sq. ft.
- Presented in good condition throughout
- 2-bed / 1-bath townhouse
- Home office
- Ideal first-time purchase, investment or downsizer opportunity

### Outside

- Town centre location
- c. 8.4 sq. m. / 90.4 sq. ft. block built shed
- Enclosed rear garden and patio area
- Low maintenance
- Residents parking available nearby

### Services

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

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

**DIRECTIONS:** Eircode: Y34 E264





Floor 2

**Building Energy Rating (BER): E1 BER No. 114459688**  
**Energy Performance Indicator: 327.5 kWh/m<sup>2</sup>/yr**

**VIEWING:**

Strictly by prior appointment with the sole selling agents.

**Selling Agent: Bobby Kehoe**

**Contact No: 085 7111540**

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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