

FOR SALE

AMV: €230,000

File No.E335 BK



1A Árd Carmen Court, Árd Carmen, Wexford

- 3-bedroom semi-detached residence extending to c. 90 sq. m. / 967 sq. ft.
- Occupying an extensive private corner site with excellent development potential (subject to planning permission).
- Superb town location just 300m from Kennedy Park Natonal School, McCauley Pharmacy, Lidl and within walking distance of secondary schools, shops, bus links, sports clubs and all town amenities.
- In need of modernisation but offering exceptional potential for a wide variety of purchasers in a established residential development.
- Accommodation briefly comprises: Entrance hallway, sitting room, kitchen and dining room at ground floor level with a landing area, family bathroom and 3 bedrooms on the first floor.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

Location

1A Árd Carman Court is situated in a quiet cul-de-sac within the established Árd Carman development at Whitemill South, one of Wexford Town's most convenient and well-regarded residential locations. The property enjoys an excellent corner position within Árd Carman and benefits from immediate access to a wide range of amenities. Kennedy Park National School Lidl, local shops, and public transport links are all on yur doorstep, while Wexford Town Centre and Main Street are approximately 2km away. The N11 / N25 national road networks are also close by, providing excellent connectivity to Rosslare Europort, Waterford and Dublin. 'Blue Flag' beaches at Rosslare Strand and Curracloe, two of the South East's most popular coastal destinations, are both within 20 minutes' driving distance.



1A Árd Carmen Court, Árd Carmen, Wexford

1A Árd Carman Court comprises a 3-bedroom semi-detached residence extending to c. 90 sq. m. / 967 sq. ft., occupying a generous corner position within this established residential development. While in need of modernisation, this property offers an excellent opportunity for purchasers to upgrade and reconfigure to their own requirements. The ground floor accommodation includes an entrance hallway, a sitting room with an open archway leading into the dining room, and a kitchen to the rear with direct access to the garden. On the first floor there is a landing area, three bedrooms and a family bathroom. Externally, the property benefits from off-street parking and a spacious garden which is not overlooked, providing a high degree of privacy. The scale of the site offers excellent potential for extension, landscaping or further development, subject to the necessary planning permission.





ACCOMMODATION

Ground Floor

Entrance Hallway	3.19m x 10.87m (max)	With carpet flooring, staircase to first floor and understairs storage.
Sitting Room	4.17m x 3.66	With carpet flooring, open fireplace and open archway into:
Dining Room	3.67m x 3.22m	With carpet flooring.
Kitchen	3.67m x 2.82m	With tiled flooring, floor and eye level unit with tiled splashback and stainless steel sink, electric oven, electric hob, extractor, breakfast bar and door to rear garden.

First Floor

Landing	2.73m x 1.88m (max)	With carpet flooring.
Bathroom	1.99m x 1.88m	With lino flooring, fully tiled walls, w.c., w.h.b., bath and electric shower.
Bedroom 1	4.08m x 3.33m	With carpet flooring and built-in wardrobe units.
Bedroom 3	2.81m x 2.64m	With carpet flooring.
Bedroom 2	4.04m x 3.28m	With carpet flooring and built-in wardrobe units.

Total Floor Area: c. 90 sq. m. / 967 sq. ft.



Features

- Acc. extending to c. 90 sq. m. / 967 sq. ft.
- 3-bedroom semi-detached residence
- Excellent development potential (subject to planning permission)
- Quiet cul-de-sac setting
- Walking distance to all town amenities
- Established residential development

Outside

- Enclosed rear garden
- Minutes from Wexford Town Centre
- Extensive corner site
- Off-street parking
- Side access
- Walled boundaries

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: Y35 V0C6







Building Energy Rating (BER): D2 BER No. 103152369

Energy Performance Indicator: 273.44 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

**Kehoe
& ASSOC.**