

FOR SALE

AMV: €167,000 (Furnished)

File No. c786.BF



condition and offered for sale fully furnished

- Conveniently located in the quiet country village of Adamstown, within walking distance of all village amenities including primary and secondary schools, shops, pharmacy, Post Office, pub, church, community centre, GAA club and athletics club.
- Adamstown is located just off the N25 with the nearby towns of New Ross and Wexford less than 20 minutes' drive away, Waterford City is approximately 30 minutes' drive.
- To arrange a suitable viewing time contact the sole selling agents, Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.



**Kehoe
& ASSOC.**

No. 1 Fairfields View, Adamstown, Co. Wexford

Spacious 3 bedroomed semi-detached property conveniently located in the quiet country village of Adamstown, within walking distance of all village amenities including primary and secondary schools, shops, pharmacy, Post Office, pub, church, community centre, GAA club and athletics club. Adamstown is located just off the N25 with the nearby towns of New Ross and Wexford less than 20 minutes' drive away, Waterford City is approximately 30 minutes' drive. No. 1 Fairfields View is nicely positioned on a corner site beside the green area with lovely views of the surrounding countryside from the front of the property. The property has been well maintained, tastefully decorated, it is presented to the market in excellent condition and offered for sale fully furnished. There is a concrete drive and garden to the front. To the rear there is a sizeable garden totally enclosed with raised planter bed along the rear boundary, side access and lovely sunny aspect perfect for outdoor dining. Early viewing of this attractive property is a must for anyone seeking a family home in a peaceful village location within walking distance of excellent amenities. This property would also offer potential as an investment property.

Viewings are strictly by prior appointment with the sole selling agents, contact Kehoe & Assoc. at 053 9144393



ACCOMMODATION

Entrance Hallway	2.68m x 2.05m	With laminate floor.
Sitting Room	5.40m x 3.37m	With cast iron open fireplace, feature box window and feature 'V' window. Laminate floor.
Guest W.C.	2.37m x 1.48m	With w.c., w.h.b. and tiled floor.
Kitchen	5.38m x 3.21m	With excellent range of floor and eye level units, integrated hob, extractor & oven, dishwasher, washing machine, and fridge-freezer. Part-tiled walls, porcelain tiled floor. Sliding patio doors to rear garden. Walk-in understairs storage closet.
Stairs to First Floor		
Bedroom 1	4.63m x 3.92m	With excellent range of built-in wardrobes. Timber floor and shower room ensuite.
En-suite	1.77m x 1.76m	Tiled shower stall with electric shower, w.c. and w.h.b. Tiled floor.
Hotpress		With dual immersion.
Bathroom	2.08m x 1.79m	Bath, w.c., w.h.b. Part-tiled walls and tiled floor.
Bedroom 2	3.25m x 2.77m	With built-in wardrobes and timber floor.
Bedroom 3	3.24m x 1.97m	With timber floor.

Total Floor Area: c. 103 sq.m. / c. 1109 sq.ft.





FEATURES

- Bright spacious accommodation
- Presented in excellent condition
- Offered for sale fully furnished
- Walking distance all village amenities

OUTSIDE

- Concrete drive and garden to the front
- Enclosed rear garden
- Side access
- Sunny aspect

SERVICES

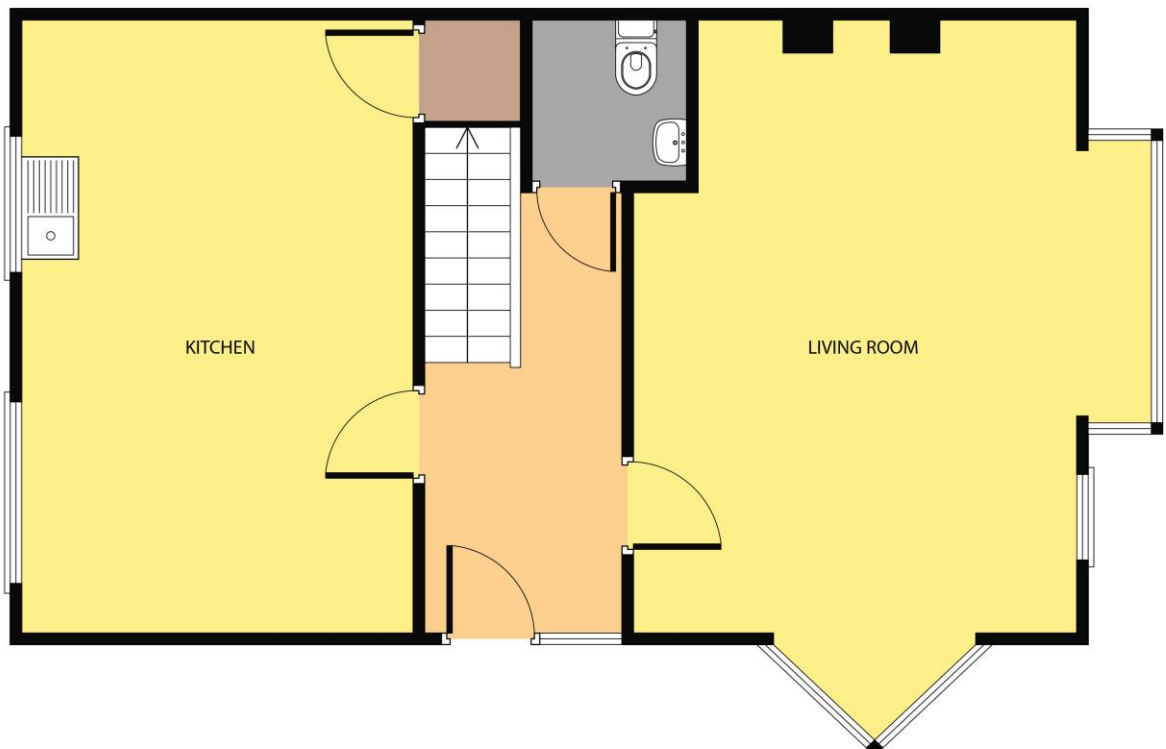
- Mains water
- Mains electricity
- Mains drainage
- OFCH

PLEASE NOTE: All curtains, blinds, light fittings, electrical appliances and furniture are included in the sale.

DIRECTIONS: Located in Adamstown Village Y21YW88



GROUND FLOOR

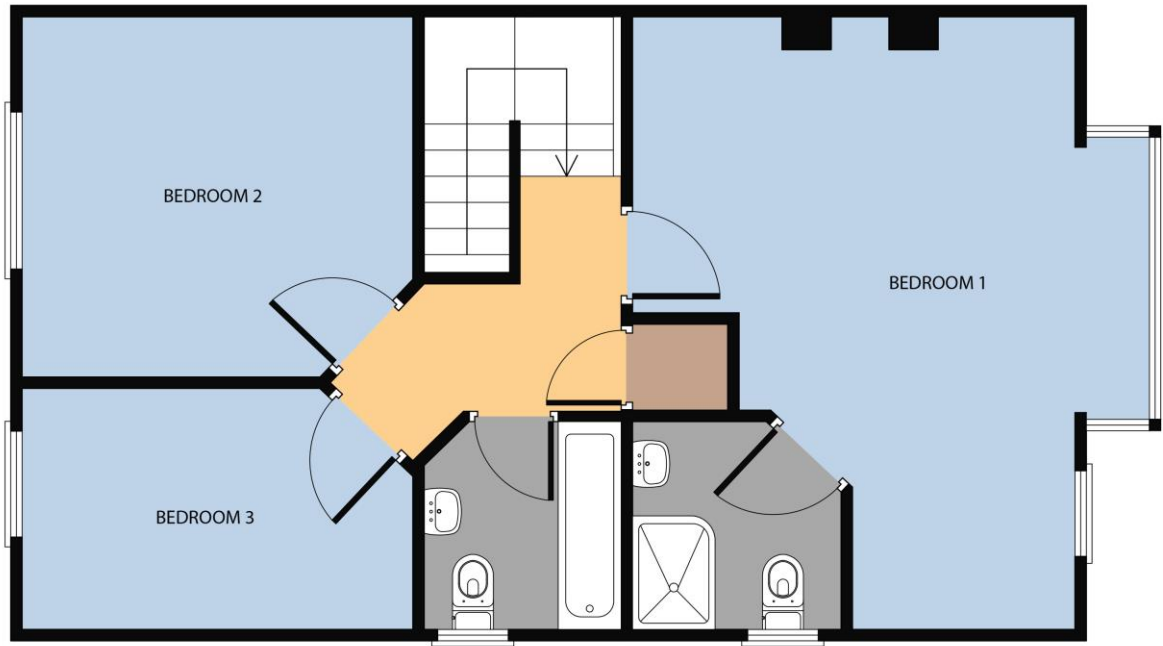


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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FIRST FLOOR



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Building Energy Rating (BER): C1

VIEWING: Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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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. PRSA No. 002141