

FOR SALE

AMV: €240,000

File No. a012. CWM



76 Lus Mór, Whiterock Hill, Wexford

- Within easy reach of Wexford Town with its wealth of amenities on offer, including shops, restaurants, pubs, hotels, National Opera House, Wexford Arts Centre and Fabulous Waterfront. Walking distance of primary schools, secondary schools and some excellent childcare facilities.
- Located in a quiet cul-de-sac in this mature private development on the outskirts of Wexford Town.
- 3 Bed, 3 Bath home extending to c. 102 sq.m. / 1,098 sq.ft.
- Off street parking for 2 car parking spaces.
- South Westerly facing patio area to rear for perfect Al fresco dining.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe
& ASSOC.**

76 Lus Mór, Whiterock Hill, Wexford

DESCRIPTION: Located at Lus Mór in a quiet cul-de sac of only 2 houses, No. 76 comes to the market in superb condition and offers terrific value in the current market. It is presented for sale in pristine condition with bright spacious living and bedroom accommodation. There is a side access leading to a landscaped garden with extensive patio area, timber garden shed and a large amount of planting. Location is such a huge consideration when buying today and Lus Mór enjoys the benefit of this superb situation only minutes' walk from Wexford's Gael Scoil and all amenities both essential and leisure. There is sure to be a high level of interest in this property and early viewing comes highly recommended.

Viewing comes highly recommended for further information and viewing arrangements contact Wexford Auctioneers Kehoe & Associates 053-9144393.





ACCOMMODATION

| | | |
|---------------------------------------|------------------------|--|
| Entrance Hallway | 5.09m x 2.08m | Tiled flooring, Siro broadband, electrical points, telephone points and ample storage under staircase |
| Living Room | 4.28m x 4.02m | Solid timber oak flooring, feature fireplace with solid fuel stove insert, marble tiled surround and mahogany timber mantle piece, tv points, electrical points and Virgin Media point, with large window overlooking front driveway. |
| Kitchen | 4.60m x 3.77m | Tiled flooring, built-in fully fitted kitchen with floor and eye level cabinets, dishwasher, Zanussi electric oven, 4 ring electric hob with extractor overhead(installed 3 years ago), free-standing Samsung fridge-freezer, ample counter space with tiled splashback, stainless steel sink and drainer with windows overlooking rear gardens, sliding patio doors leading to the South Westerly facing garden and patio ideal for Al fresco dining. |
| Utility/ Pantry | 2.18m x 1.48m | Tiled flooring, counter space with shelving, Zanussi washing machine, whirlpool dryer, window overlooking rear gardens. |
| Guest w.c. | 1.73m(max)x 1.43m | Floor to ceiling tiled surround, w.h.b. and w.c. |
| Timber carpeted staircase leading to: | | |
| Landing Area | 3.45m x 2.19m | Carpeted flooring. |
| Hotpress | | With dual immersion and ample shelving. |
| Master Bedroom | 3.92m x 3.46m | Tongue & Groove flooring, tv points electrical points window overlooking rear garden. |
| Ensuite | 3.03m (max) x 1.60m | Tiled floor, floor to ceiling tiled surround, enclosed shower stall, Triton t90si, w.h.b. with mirror overhead and w.c. |
| Bathroom | 2.18m x 2.06m | Floor to ceiling tiled surround, bath, enclosed shower stall, w.h.b. with mirror overhead, heated towel rail and w.c. |
| Bedroom 2 | 3.61m x 3.47m(max) | Tongue & Groove flooring, large window overlooking front driveway, triple based built-in sliderodes, built-in open shelves, electrical points. |
| Bedroom 3 | 3.91m x2.41m | Tongue & Groove flooring, built-in wardrobes with drawers, rails and shelves, electrical points and window overlooking front driveway. |

Total Floor Area: c. 102 sq.m. (c. 1,098 sq.ft.)





Features

- Walking distance into town
- Central location
- 3 Bedroom, 3 Bathroom
- Extending to c. 102sq.m. (c. 1,098sq.ft.)

Outside

- Off street parking
- Gardens in lawn and extensive mature planting
- South westerly facing patio
- Side access
- Footpath surround

Services

- Mains water
- Mains drainage
- Mains electricity
- OFCH
- Fibre Broadband (Siro)

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

Directions: From Wexford Town proceed along The Quays turning right at The Talbot Hotel. Proceed past the new Tesco Supermarket on the left hand side and continue to next roundabout. Turn left heading up Whiterock Hill and Lus Mor is the first development on the right hand side. As you enter the development take the first sharp right turn and the property for sale, No. 76 is the first house on the right hand side. This is a quiet cul-de-sac of only 2 houses. Eircode: Y35 X2R7



Building Energy Rating (BER): C2 BER No. 111098141
Energy Performance Indicator: 193.93 kWh/m²/yr

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

Sales Agent
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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