FOR SALE

AMV: €480,000 **D284.CWM**

Towerhill, Ferrycarrig

This property is eligible to apply for the refurbishment grant.

- **Prestigious location with superb, uninterrupted Slaney River views.**
- **Built in 1983, with a C2 Energy Rating this meticulously maintained home is a rare find in an unbeatable location.**
- **Detached extending to c. 154 sq.m. / 1,658 sq.ft. with much potential.**
- **Gardens extend to c. 0.42 acres with tarmacadam driveway and mature boundaries offering privacy.**
- **The accommodation comprises of entrance porch, entrance hallway, sitting room, kitchen/ dining room, living room, back porch, integral garage, bedroom accommodation corridor to three bedrooms, a bathroom and guest w.c. Upstairs off the main living area is the home office perched high taking in the superb Slaney River views.**
- **To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.**

SOCIETY OF CHARTERED SURVEYORS IRELAND

RICS

Kehoe & ASSOC.

TOWER HILL

Tower Hill, Ferrycarrig, Wexford

The property is eligible to apply for the refurbishment grant

Description:. Nestled in the prestigious location of Tower Hill, Ferrycarrig, Wexford, this detached family home boasts unparalleled views of the majestic Slaney River. With a generous floorplan of circa 154 sq.m. / 1,658 sq.ft., this property offers endless possibilities for modern living.

Set on landscaped gardens spanning approximately 0.42 acres, this home exudes privacy and tranquillity. The tarmacadam driveway leads to a welcoming entrance porch, with an integral garage to the side which could easily be converted to a car port.

Internal the accommodation consists of a spacious sitting room to the front and from the hallway opens to a generous size kitchen/dining room with large living room set off to the corner. A staircase from the living quarters leads to an upper level, where a peaceful retreat with stunning river views awaits.

Conveniently located just 450m from the N11 at Ferrycarrig Bridge, this home provides easy access to the M11 Motorway and the amenities of Wexford Town. With attractions such as the Irish National Heritage Park and Wexford Wanderers Rugby Football Club nearby, this property offers the perfect blend of tranquillity and convenience. Don't miss the opportunity to make this prestigious address your own. Built in 1983, this meticulously maintained home is a rare find in an unbeatable location.

ACCOMMODATION

Entrance Porch	1.34m x 0.88m	
Entrance Hallway	3.24m x 1.68m 6.35m x 0.88m	With timber floor.
Sitting Room	4.25m x 3.56m	With timber floor and open fireplace.
Dining Room	6.06m x 3.15m	With timber and solid fuel stove. Staircase to first floor.
Kitchen	3.57m x 3.36m	With timber floor, floor and eye level units, electric hob, double oven, stainless steel sink, breakfast bar and door to integral garage.
Integral Garage	3.82m x 3.66m	Plumbed for washing machine.
Back Porch	1.65m x 1.26m	With tiled floor and door to back garden.
Sitting Room	4.20m x 4.02m	With timber floor, solid fuel stove and French doors to rear garden.
Bedroom 3	3.55m x 2.99m	With laminate floor and built-in storage units.
Bathroom	3.22m x 2.12m	Fully tiled w.c., w.h.b., triton t90i electric shower and bathtub.
Bedroom 4	2.99m x 2.57m	With laminate floor.
Guest WC	1.53m x 0.88m	Fully tiled w.c. and w.h.b.
Bedroom 2	`3.98m x 3.17m	With laminate floor and built-in storage units.

ACCOMMODATION

First Floor

Landing	1.86m x 1.47m	Timber floor and storage units.
Master Bed	4.40m x 3.98m(max)	With timber floor.
Ensuite	1.98m x 1.77m	Fully tiled, w.c., w.h.b. and pump shower.

Total Floor Area: c. 154 sq.m / 1,658 sq.ft

Outside

- Elevated site extending to c. 0.42 acres
- Mature boundaries offering privacy
- Tarmacadem driveway
- Integral garage

Features

- Prestigious location with superb Slaney River views
- Built in 1983
- Extending to c. 154 sq.m. / 1,658 sq.ft.
- Spacious living accommodation
- Three bedrooms, three bathrooms

Services

- Mains Water
- Septic Tank
- OFCH
- uPVC Double Glazing
- Broadband available

Building Energy Rating (BER): C2

BER No.: 117428680

Energy Performance Indicator:
191.35 kWh/m²/yr

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: **Eircode Y35 E4W8**

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 misstatement. 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.

COPYRIGHT: SHOWCASE IMAGES.IE

Kehoe & Assoc.

FIRST 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 misstatement. 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.

COPYRIGHT: SHOWCASE IMAGES.IE

Building Energy Rating (BER): C2 BER No.: 117428680
Energy Performance Indicator: 191.35 kWh/m²/yr

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

Sales Agent
CATRIONA MURPHY
087 2427525
Email: catriona@kehoeproperty.com

Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393
www.kehoeproperty.com
Email: sales@kehoeproperty.com

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