

FOR SALE

AMV: €360,000

File No. c371.BF



57 Whiterock Heights, Wexford

- Deceptively spacious 4 bedroomed detached dormer residence, nicely positioned in a quiet cul-de-sac in this mature private development located on Whiterock Hill. Situated just up from the Gael Scoil, within easy reach of primary schools, secondary schools, Wexford Town Centre and all amenities.
- The property has been well maintained over the years and is presented to the market in excellent condition throughout. The layout offers great flexibility with a double bedroom or playroom, sitting room, kitchen/dining room, utility room and guest toilet downstairs and 3 further bedrooms (one ensuite) and family bathroom upstairs.
- Professionally landscaped gardens with a lovely selection of mature shrubs and ornamental trees. Tarmacadamed drive and forecourt, lawns front and rear, extensive brick patio area, exceptionally private site - not overlooked, lovely sunny aspect.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**

57 Whiterock Heights, Wexford

Description: Deceptively spacious 4 bedroomed detached dormer residence, nicely positioned in a quiet cul-de-sac in this mature private development located on Whiterock Hill. Situated just up from the Gael Scoil, within easy reach of Wexford Town Centre and all amenities. Excellent choice of primary schools, secondary schools and child-care facilities close by. St Aidan's Shopping Centre and Pettitts Supervalu are within easy walking distance.

The property has been well maintained over the years and is presented to the market in excellent condition throughout. Quality finish with solid oak kitchen units, fully tiled bathrooms and fitted storage closets in all bedrooms. The layout offers great flexibility with a double bedroom or playroom, sitting room, kitchen/dining room, utility room and guest toilet downstairs and 3 further bedrooms (one ensuite) and family bathroom upstairs.

Professionally landscaped gardens with a lovely selection of mature shrubs and ornamental trees. Tarmacadamed drive and forecourt with ample parking and lawns to the front and rear.

Exceptionally private rear garden with lovely sunny and extensive paved patio area perfect for outdoor dining. Detached garage 6m x 3m with roller shutter door, pedestrian door and lights. 54 Whiterock Hill would make an excellent family home with all necessary amenities in close proximity. It would also have much to offer anyone downsizing with a requirement for a bedroom at ground floor level. Early viewing of this conveniently located family home comes highly recommended. Contact Wexford Auctioneers Kehoe & Associates 053-9144393.





ACCOMMODATION

Entrance Hallway	6.23m x 2.14(max)	With tiled floor.
Sitting Room	3.78m x 5.29m	Feature fireplace with solid fuel stove, box window, timber floor and coving,
Kitchen	8.68m x 4.07m	With excellent range of solid oak fitted units, hob, double oven, extractor, dishwasher, fridge-freezer, island unit, part tiled walls, tiled floor and sliding doors to rear garden.
Utility Room	3.09m x 1.85m	With built-in storage presses, stainless steel sink unit, washing machine, tumble dryer, part tiled walls, tiled floor and door to outside. Hot press with dual immersion
Guest w.c	1.78m x 0.93m	Fully tiled with w.c. and w.h.b.
Bedroom 4	3.00m x 3.09m	With built-in wardrobes and laminate floor.
Bathroom	3.07m x 2.05m	Fully tiled, corner bath with shower mixer taps, shower stall w.c. and w.h.b.
Bedroom 1	3.11m x 3.14m	With excellent range of built-in wardrobes, laminate floor and shower room ensuite.
Ensuite	1.95m x 1.86m	Fully tiled, shower stall with electric shower, w.c. and w.h.b.
Bedroom 2	3.17m x 3.05m w	With built-in storage presses laminate floor and walk in wardrobe.
Bedroom 3	3.11m x 3.21m	With excellent built-in storage.
Total Floor Area: c. 141 sq.m. (c. 1,517 sq.ft.)		





Features

- Mature private development
- Quiet cul-de-sac location
- Flexible family accommodation
- Presented in excellent condition

Outside

- Tarmacadamed drive/forecourt offering ample parking
- Exceptionally private rear garden
- Lovely sunny aspect
- Extensive paved patio area
- Detached garage

Services

- Mains electricity
- Mains drainage
- Mains water
- OFCH + SFCH

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

DIRECTIONS: Proceed up Whiterock Hill passing the Gael Scoil on the right and Whiterock Heights is the first development on the left-hand side. Proceed into Whiterock Heights passing the green area on the left, take the second left and No. 57 is on the left-hand side.
For Sale sign Y35K6K6

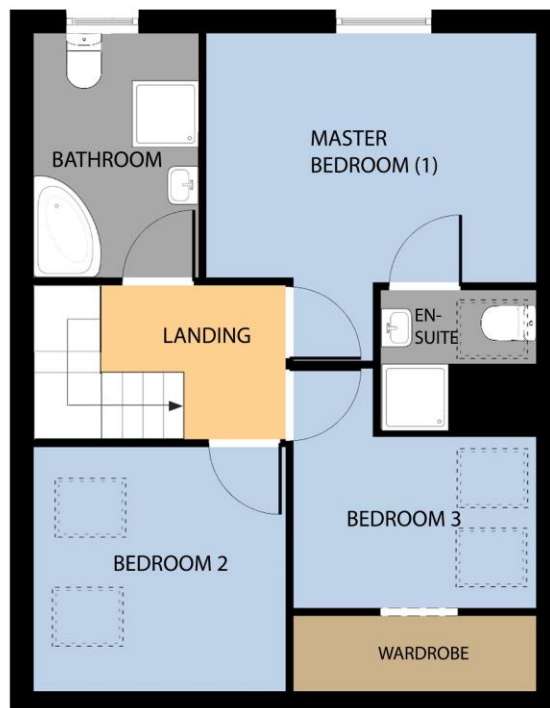




GROUND FLOOR



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.



Building Energy Rating (BER): C1 BER No. 104445812
Energy Performance Indicator: 170.1 kWh/m²/yr

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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