

# FOR SALE

AMV: €295,000

File No. D734.CWM



## 22 Ard Carman, Whitemill South, Wexford Y35 X3R7

- A unique opportunity to avail of up to €50,000 in grants from the vacant property scheme.
- Built in 1966 a 4-bedroom, semi-detached home and integrated garage extends to c. 117 sq. m.
- Superbly located in Wexford town, steps from the Lidl Store, local primary school, local bus links and shops, only 2km from the Wexford Main Street, 2km from the N11 / N25 main road networks and 20 minutes' drive from Ireland's premier holiday resort at Rosslare Strand.
- Accommodation comprises of an entrance hall, sitting room, second sitting room, kitchen / dining room. Garage with hallway to a shower room and separate w.c. Upstairs there are four bedrooms and a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

## **22 Ard Carman, Whitemill South, Wexford**

**This property is eligible for the refurbishment grant.**

This property offers a distinctive chance to benefit from up to €50,000 in grants through the vacant property scheme.

Situated at 22 Ard Carman, Whitemill South, Wexford, this property is accessible via White Mill Road in Wexford town. Nestled in a quiet cul de sac within a development of just 32 units, the location offers convenience and ease for residents traveling to Wexford Town. The town centre, a mere 2km away, is renowned for its lively shopping areas, diverse eateries, cultural sites, and historical landmarks, available either on foot or via a short drive, bringing urban amenities within close reach.

Wexford is home to some of Ireland's most stunning beaches, celebrated for their picturesque landscapes and recreational activities. From this location, residents can quickly access popular beaches like Curraclloe Beach, Morriscastle Beach, or Rosslare Strand, reachable by car within 15 to 30 minutes.

The property benefits from easy access to the N25 / M11 motorway, a critical transport corridor linking Wexford to Dublin and other parts of Ireland. Its proximity to the M11 allows for shorter travel times to Dublin, enhancing its appeal to commuters seeking efficient travel options. The motorway entrance is approximately a 10 to 15-minute drive away, facilitating seamless local and national journeys.

Public transport is readily accessible, with local bus services connecting residents to Wexford Town. Bus stops are strategically placed to serve the White Mill community, making it easy for residents without private transport to navigate the area.

For broader connectivity, the Wexford O'Hanrahan train station, located in Wexford Town, provides links to Dublin and other major Irish cities. The station is conveniently situated 2.5km from the property, ensuring easy access to wider travel networks.





22 Ard Carman features a semi-detached, four-bedroom house and integrate garage extending to c. 117 sq.m. Built in 1966, the property has had just one owner and was never in tenancy.

Inside, the accommodation includes an entrance hall, a sitting room, a second sitting room, and a kitchen/dining area. There's a back hallway leading to the garage, a shower room, and a separate w.c., with access to the south-westerly gardens. On the first floor, accessible via a timber staircase, there are four bedrooms and a family bathroom.

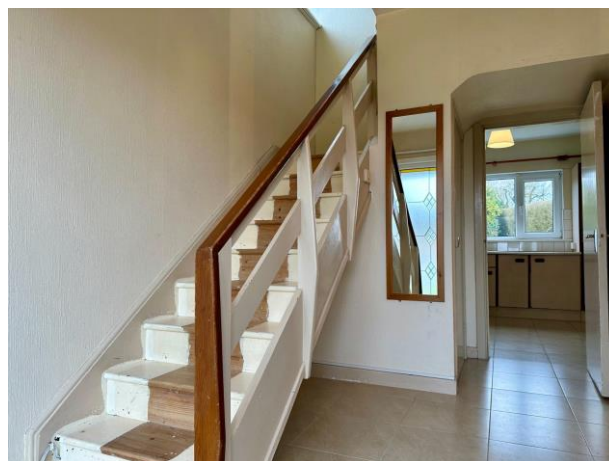
The front garden is primarily lawn, accompanied by a cobble driveway and footpath surround. A side entrance with a timber gate secures the south-westerly rear garden, which features a concrete patio and elevated lawns with a concrete path extending to the rear boundary. The garden is bordered with mature hedges and a variety of flowering shrubs.

Early viewing of this property comes highly recommended. For further details and appointment to view contact Wexford Auctioneers; Kehoe & Associates on 053 9144393.

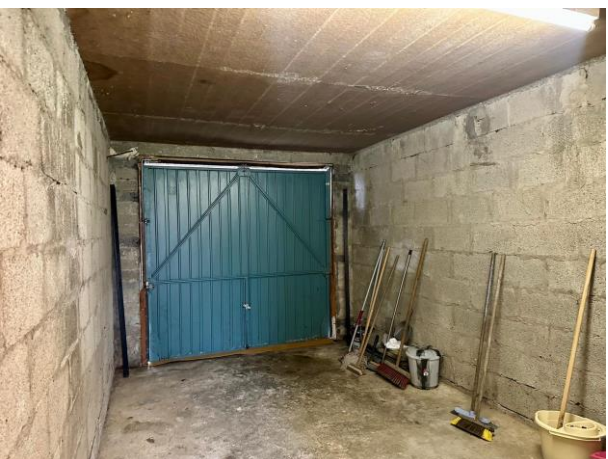
## ACCOMMODATION

|                                   |                           |   |
|-----------------------------------|---------------------------|---|
| Storm Porch                       | 2.47m x 1.11m             | Tiled flooring.   |
| Entrance Hallway                  | 3.91m (max) x 2.38m (max) | Tiled flooring throughout. Alarm. Storage cabinet under staircase.  |
| Sitting Room                      | 4.82m x 3.58m             | Carpeted flooring. Feature open fireplace with cast iron insert and marble surround and granite stone hearth. Large windows overlooking front gardens. Built in display cabinet and storage space. Door leading to:                                 |
| Second Sitting Room               | 3.91m x 3.35m             | Carpeted flooring. Feature fireplace with cast iron insert and marble mantel piece with granite stone hearth. Large windows overlooking rear gardens, display cabinetry with open shelves and tv console space. Hot-press with dual fuel immersion. |
| Kitchen/Dining Room               | 3.26m x 3.03m             | Tiled flooring throughout. Floor and eye level cabinets with worktop space and tiled splashback. Stainless steel sink and drainer. Large window overlooking rear gardens. Door leading through to:  |
| Back Porch                        | 2.26m x 1.26m             | Tiled floors. Door leading to:  |
| Garage                            | 4.90m x 2.76m             | Spring mounted folding doors. Concrete floors with utilities area & internal Grant boiler.  |
| <i>Door from Rear Hallway to:</i> |                           |   |
| Shower Room                       | 1.50m x 1.17m             | Mosaic tiled floor, stainless steel drain, floor to ceiling tiled surround, electric Triton T80 SI shower and Dimplex heater.   |
| <i>Separate door leading to:</i>  |                           |   |
| Guest Bathroom                    | 1.54 m x 0.86m            | Tiled flooring, w.h.b. & w.c.. Window overlooking rear garden.  |

*Timber staircase leading to:*









## **ACCOMMODATION**

*Timber staircase leading to:*

### ***First Floor***

|                 |               |   |
|-----------------|---------------|---|
| Landing Area    | 2.05m x 1.38m | Hatch to attic.   |
| Bedroom 1       | 3.93m x 3.56m | Double room with large window overlooking front gardens.  |
| Bedroom 2       | 3.05m x 2.91m | Double room with built in wardrobes and drawers. Large window overlooking front gardens.                    |
| Bedroom 3       | 3.06m x 2.70m | Carpeted flooring. Large windows overlooking rear garden.   |
| Bedroom 4       | 3.05m x 2.4m  | Large window overlooking rear garden.   |
| Family Bathroom | 1.96m x 1.90m | Lino flooring, bath with Triton T90 electric shower overhead, w.h.b & w.c.. Window overlooking rear garden. |

**Total Floor Area: c. 117 sq.m. (including integrated garage) / c. 1,260 sq.ft.**







### Features

- Built in 1966
- 4 bedrooms, 1 bathroom
- Semi-Detached
- Extending to c. 117 sqm including the integrated garage
- Double glazed windows

### Outside

- South westerly garden
- Gardens in lawn
- Raised patio area
- Driveway to the front
- Enclosed side access
- Footpath surround

### Services

- Services
- Mains Water
- Mains Drainage
- OFCH
- Fibre Broadband Available

**Please note there are no appliances included in the sale.**

**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 X3R7



**Building Energy Rating (BER): D2 BER No. 117617605**  
**Energy Performance Indicator: 300 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**

**CATRIONA MURPHY**

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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