

FOR SALE

AMV: €235,000 (Fully Furnished)

File No.E195. BK



3 Meadow Close, Whiterock Hill, Wexford

- Excellent 3-bed / 3-bath mid-terrace property extending to c. 88 sq. m. / 947 sq. ft. offered for sale fully furnished.
- Conveniently located on the outskirts of Wexford Town with a range of amenities including schools, shops, sports clubs and public transport nearby.
- Bright and spacious accommodation presented to market in turnkey condition with a low maintenance rear garden.
- Perfect starter home, investment property, or for anybody seeking to downsize.
- Accommodation briefly comprises; entrance hallway, sitting room, kitchen / dining room and guest W.C. on the ground floor with a landing area, 3-bedrooms (master ensuite), and a family bathroom on the first floor.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

Location

Situated within a popular and well-established development on the outskirts of Wexford Town, 3 Meadow Close enjoys an exceptionally convenient setting with all amenities close by. Schools, supermarkets, churches, cafés, bars and restaurants, are all easily accessible, while Wexford's vibrant Main Street is only a short distance away.

A local bus stop outside the development makes connecting to Dublin, Waterford and beyond most convenient. Sports enthusiasts will appreciate the close proximity to St. Joseph's GAA Club, Wexford Golf Club and numerous local fitness centres. For weekend leisure, the renowned Blue Flag beaches at both Curracloe and Rosslare Strand can be reached in approximately 20 minutes driving distance.



3 Meadow Close, Whiterock Hill, Wexford

Kehoe & Associates are delighted to present this immaculate 3-bed / 3-bath mid-terrace residence to the market. Presented in excellent condition throughout, this bright and spacious home comes to the market fully furnished and ready for immediate occupation. The accommodation is well laid out with a practical design, making it an ideal purchase for first-time buyers, investors, or those seeking to downsize.

On the ground floor, the entrance hallway leads to a guest W.C., and the kitchen / dining room with double doors opening into the sitting room. The sitting room features an open fireplace and French doors leading to the enclosed rear garden.

Upstairs, there are 3 bedrooms, including a master bedroom with ensuite shower room, together with a family bathroom. All rooms are presented in superb condition and offer comfortable, low-maintenance living.

The enclosed rear garden includes both a decking and lawn area, perfect for outdoor enjoyment, while on-street parking is available to the front. Viewing is highly recommended.



ACCOMMODATION

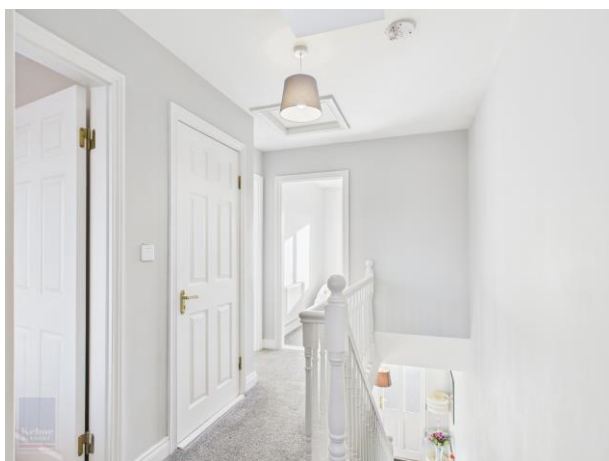
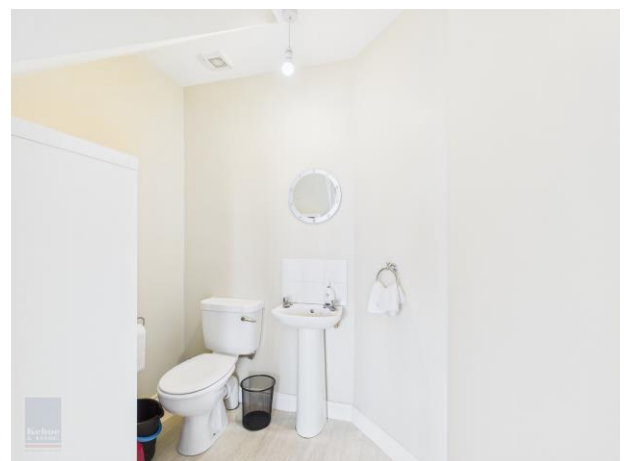
Ground Floor

Entrance Hallway	3.28m x 1.87m	Laminate flooring and staircase to first floor.
Kitchen / Dining Room	4.27m x 3.28m	Laminate flooring, floor and eye level units, tiled splashback, electric oven, hob, extractor, dishwasher, washing machine, fridge freezer and double doors into:
Sitting Room	5.25m x 3.96m (max)	Laminate flooring, open fireplace with granite hearth and French doors to rear garden.
Guest W.C.	1.87m x 1.68m	Lino flooring, w.c. and w.h.b. with tiled splashback.

First Floor

Landing	3.25m x 1.88m (max)	Carpet flooring.
Family Bathroom	2.37m x 1.88m	Carpet flooring, bath with mixer taps & tiled surround, w.c. and w.h.b. with tiled splashback.
Bedroom 2	3.54m x 3.26m	Carpet flooring.
Bedroom 3	2.26m x 2.47m (max)	Carpet flooring.
Master Bedroom	3.57m x 2.88m	Carpet flooring, built-in wardrobe unit and ensuite.
Ensuite	2.47m x 0.97m	Carpet flooring, w.c., w.h.b. with tiled splashback, shower stall with Mira Vie electric shower and tiled surround.

Total Floor Area: c. 88 sq. m. / c. 947 sq. ft.





Features

- Acc. extending to c. 88 sq. m. / 947 sq. ft.
- Close to all town amenities
- Offered for sale fully furnished
- Excellent condition throughout
- Suitable for a variety of purchasers

Outside

- Enclosed rear lawn
- Rear decking area
- Ample communal parking to front
- Low maintenance
- Positioned in a cul-de-sac

Services

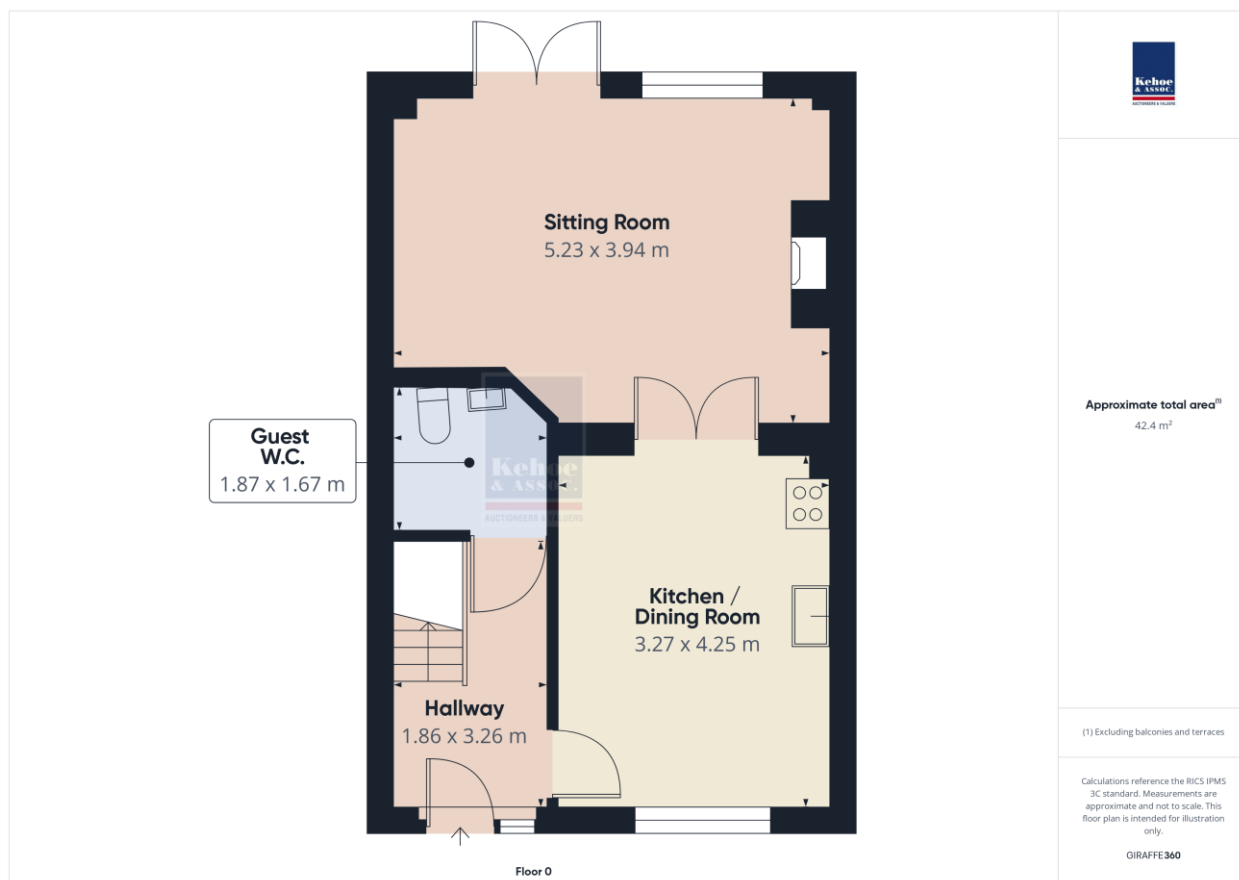
- Mains water
- Mains drainage
- O.F.C.H.
- ESB
- Fibre broadband available

NOTE: All furniture, curtains, blinds, light fittings, white goods and kitchen appliances are included in the sale.

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

DIRECTIONS: Proceed up Whiterock Hill for 950m and Whitebrook is on the right-hand side. Continue through the development until you reach a 'T' junction and turn right. Then take an immediate right and 3 Meadow Close is on the left-hand side (For Sale board).

EIRCODE: Y35 C8D4





Building Energy Rating (BER): C1

BER No. 114874027

Energy Performance Indicator: 168.93 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

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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

