

FOR SALE

AMV: €250,000

File No.d566. BK



11 King's Crescent, Arthurstown, Co. Wexford

- Excellent 3-bedroom end-of-terrace property extending to c. 91 sq.m. / 979 sq.ft.
- Stunning estuary and coastline views with an enclosed rear lawn and patio area.
- No.11 King's Crescent occupies the end plot in a development of only 11 houses.
- Presented to market freshly decorated and ready for immediate occupancy.
- Ideal permanent residence or holiday home.
- Accommodation briefly comprises: entrance hallway, open plan kitchen / living / dining area and a guest w.c. on the ground floor, with 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.



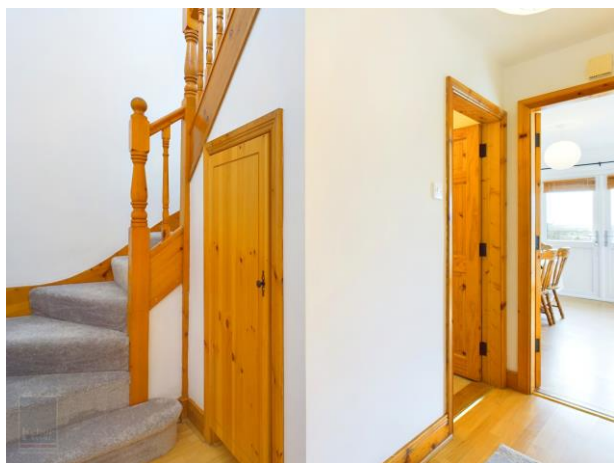
**Kehoe
& ASSOC.**

11 King's Crescent, Arthurstown, Co. Wexford

Kehoe & Associates are delighted to present this excellent 3-bedroom end-of-terrace home to market. Located in Arthurstown, the property benefits from close proximity to the Passage East Ferry, making Waterford City just a short journey away. The surrounding area offers a wealth of amenities, including Ramsgrange Secondary School, Ramsgrange National School, St. James GAA Club, Duncannon F.C. Dunbrody Country House Hotel, Faithlegg Golf Club, Tintern Abbey, Duncannon Beach and the historic Hook Head.

No. 11 King's Crescent occupies the end plot in a development with only 11 houses. The property benefits from a southerly rear aspect with panoramic views overlooking King's Bay. There is ample resident parking, and a block built enclosed yard at the front. The ground floor accommodation comprises an entrance hallway, open plan kitchen / living / dining area and a guest w.c. The first floor accommodation comprises a landing area, family bathroom and 3-bedrooms (master ensuite).

No. 11 King's Crescent would make an ideal holiday home, permanent residence or investment property. Viewing comes highly recommended.





ACCOMMODATION

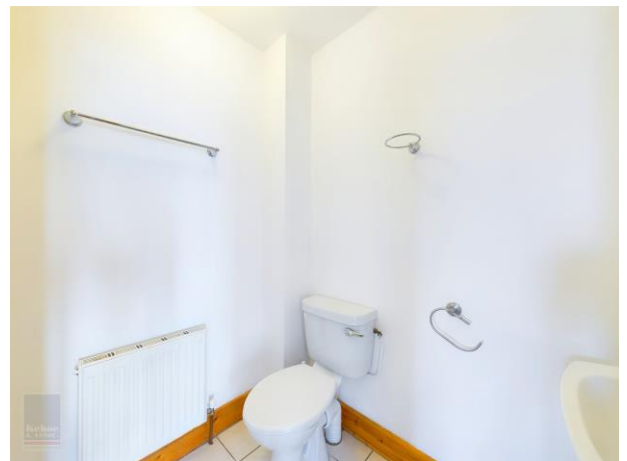
Ground Floor

Entrance Hallway	3.16m x 2.09m (max)	Laminate floor, understairs storage press and staircase to first floor.
W.C.	1.94m x 0.87m	Lino floor w.c. and w.h.b.
Living / Dining Room	6.23m x 3.91m	Laminate floor, door to rear patio area and sea views.
Kitchen	3.20m x 3.03m	Tiled floor, floor and eye level units, breakfast bar, plumbed for washing machine and dryer, electric oven, hob and extractor fan.

First Floor

Landing	2.07m x 1.59m	Carpet floor.
Bedroom 3	3.13m x 2.37m	Carpet floor.
Family Bathroom	2.03m x 1.84m	Tiled floor w.c., w.h.b., bath with Triton T90si and tile effect plastic surround.
Bedroom 2	3.00 x 2.86m	Carpet floor, built-in storage and sea views.
Master Bedroom	3.99m x 3.27m (max)	Carpet floor, built-in storage and feature bay window with sea views.
Ensuite	2.30m x 1.87m	Tiled floor, w.c., w.h.b., shower stall with pump shower and tile effect plastic surround.

Total Floor Area: c. 91 sq.m. / c. 979 sq.ft.







Features

- Stunning estuary views
- Close to beaches and coastal amenities
- Low maintenance property
- Recently redecorated
- Well presented throughout

Outside

- Rear lawn
- Rear patio area
- Enclosed yard at the front
- Side access
- Ample resident parking

Services

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

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

DIRECTIONS: Eircode: Y34 K095. 'For Sale' sign



Approximate total area⁽¹⁾
43.98 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Approximate total area⁽¹⁾
37.87 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Building Energy Rating (BER): C3 BER No. 117897637

Energy Performance Indicator: 219.46 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bobby Kehoe

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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

