

FOR SALE

AMV: €350,000

File No. E139.BF



18 Hawthorn Hill, Whiterock Hill, Wexford

- No. 18 Hawthorn Hill is a spacious 3 bedroomed semi-detached family home constructed in 2018 with an impressive A2 energy rating and PV panels. The property has been well maintained and is presented to the market in excellent condition and ready for immediate occupation.
- Conveniently located on Whiterock Hill within easy reach of Wexford Town Centre and all amenities. Childcare facility on site and an excellent choice of primary schools and secondary schools close by. Only a couple of minutes' drive from Industrial Estates, Retail Parks, the ring road and all primary routes.
- Concrete drive offering ample off-street parking and low maintenance garden to the front. Totally enclosed rear garden with low maintenance finish, perimeter planting and concrete patio area.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**

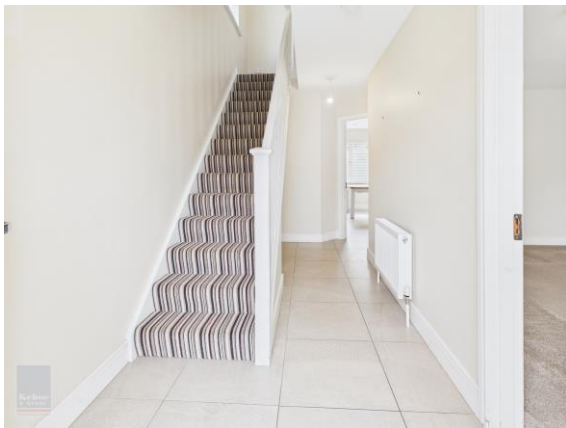
18 Hawthorn Hill, Whitebrook, Wexford

No. 18 Hawthorn Hill is a spacious 3 bedroomed semi-detached family home constructed in 2018 with an impressive A2 energy rating and PV panels. Conveniently located on Whiterock Hill within easy reach of Wexford Town Centre and all amenities. Childcare facility on site and an excellent choice of primary schools and secondary schools close by. Only a couple of minutes' drive from Industrial Estates, Retail Parks, the ring road and all primary routes.

The accommodation is bright and spacious with generously proportioned rooms, it is tastefully decorated in a simple neutral pallet and presented to the market in excellent condition throughout and ready for immediate occupation. Quality finish with triple glazed uPVC windows, modern fitted units in the kitchen and utility room, fitted wardrobes in all bedrooms, solid oak internal doors and fully tiled bathrooms.

The exterior of the property low maintenance with double concrete drive offering ample off-street parking and hard landscaped garden to the front. Spacious rear garden with side access mostly hard landscaped with concrete patio area, perimeter planting and barna shed.

Early viewing of this conveniently located family home comes highly recommended. Contact Wexford Auctioneers Kehoe & Associates 053-9144393.





ACCOMMODATION

Ground Floor

Entrance Hallway 5.07m x 1.97m

Sitting Room 5.03m x 3.88m

Kitchen 4.14m x 4.22m

With tiled floor.

With excellent range of built-in floor and eye level units, integrated fridge freezer, double oven, hob, extractor, dishwasher, part tiled walls, tiled floor and French doors to rear garden.

Utility Room 1.63m x 2.48m

With fitted units, space for tumble dryer, space and plumbing for washing machine, broom cupboard and door to outside.

Toilet 1.64m x 1.52m

With w.c., w.h.b. and tiled floor.

First Floor

Bedroom 1 4.47m x 3.31m

With fitted sliding wardrobes and shower room ensuite.

Ensuite 2.67m x 0.96m

Fully tiled, shower stall with electric shower, w.c. and w.h.b.

Hotpress With dual immersion.

Bedroom 2 3.62m x 3.61m With built-in wardrobes.

Bedroom 3 3.36m x 2.58m With built-in wardrobes.

Bathroom 2.25m x 2.25m Fully tiled, bath with power shower over, w.c. and w.h.b.

Total Floor Area: c. 111.36 sq.m. (c. 1,199 sq. ft.)





Features

- Convenient location
- Presented in excellent condition
- Within easy reach of town centre amenities
- Excellent family home

Outside

- Ample off-street parking
- Enclosed rear garden
- Low maintenance finish
- Barna shed

Services

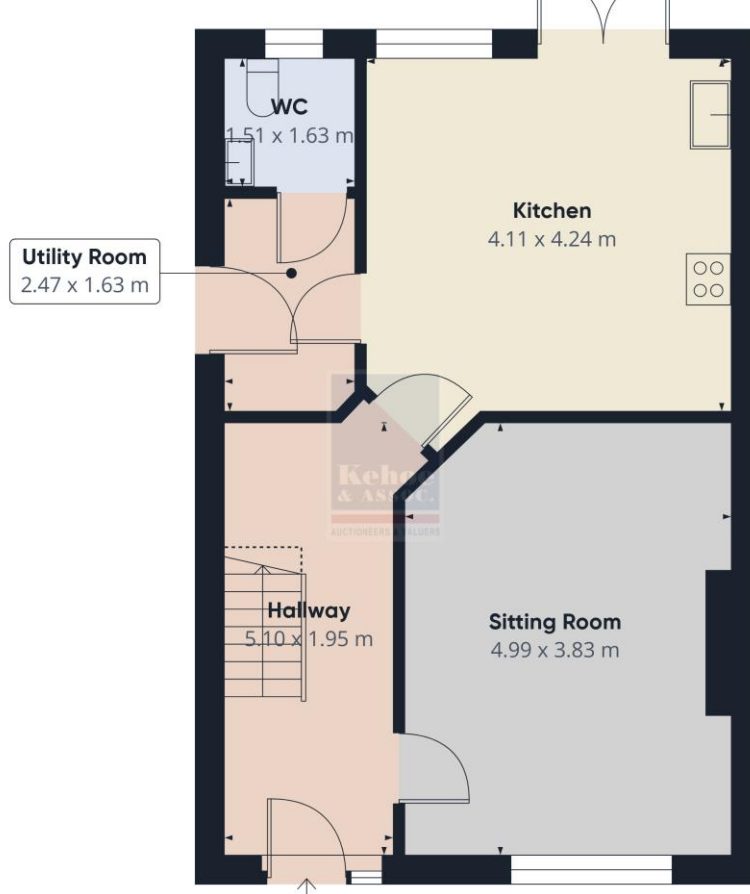
- Mains water
- Mains electricity
- Mains drainage
- OFCH and P.V. Panels

NOTE: All carpets, blinds, light fittings, hob, extractor, double oven, fridge freezer and dishwasher are included in the sale.

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

DIRECTIONS: Eircode: Y35A021





Floor 0



Approximate total area^m
53.5 m²

Reduced headroom
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Building Energy Rating (BER): A2 BER No. 110856291
Energy Performance Indicator: 49.13 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