

FOR SALE

AMV: €195,000

File No.d936. BK



9 Hantoon Road, Wexford

- Eligible for up to €50,000 in renovation grants through the Vacant Property Refurbishment Grant scheme.
- 3-bed / 1-bath end-of-terrace property extending to c. 78 sq.m. / 840 sq.ft.
- Private off-street parking and an excellent rear lawn area benefitting from afternoon / evening sun.
- Walking distance to all of Wexford Town's amenities including St. John of God Primary School, St. Mary's Maudlintown GFC, Londis Supermarket, pubs and high street shopping.
- Accommodation briefly comprises: entrance hallway, sitting room, kitchen / diner, 3 bedrooms and a shower room.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

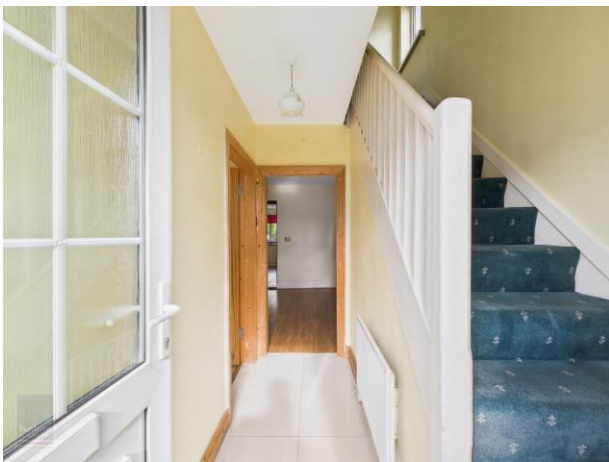


**Kehoe
& ASSOC.**

9 Hantoon Road, Wexford

This property is eligible for up to €50,000 in renovation grants through the Vacant Property Refurbishment Grant scheme.

No.9 Hantoon Road is ideally located in close proximity to an array of excellent amenities such as St. John of God Primary School (550m walk), St. Mary's Maudlintown GFC (400m walk), Londis The Faythe Supermarket (300m walk) and Wexford Town's South Main Street (1.1km walk). Local bus routes operate daily from the nearby 'Four Seasons' launderette. This bus stop also services Kilmore Quay daily. 'Blue Flag' beaches at Rosslare Strand and Curracloe are 14 minutes' drive and 17 minutes' drive away respectively. The 'Faythe Heritage Trail', beginning behind the nearby Londis Supermarket is on your doorstep consisting of a 2.6km natural parkland walking trail with stunning views overlooking Wexford Harbour, The Raven Point and Rosslare Strand. No.9 Hantoon Road is a 3-bed / 1-bath dwelling extending to c. 78 sq.m. / 840 sq.ft. The property occupies an end-of-terrace position in a well-established residential area with sea views from the front doorstep. There is private off-street parking and a rear lawn area that benefits from afternoon and evening sunshine. A block built rear shed extends to c. 9.8 sq.m. / 105.5 sq.ft. This property is in need of refurbishment and offers fantastic potential, viewing comes highly recommended.





ACCOMMODATION

Ground Floor

Entrance Hallway	2.74m x 0.99m	Tiled floor.
Bedroom 3	2.77m x 2.64m (max)	Laminate floor.
Sitting Room	4.54m x 3.46m	Laminate floor, under stairs storage, open fireplace with back boiler and granite hearth and surround. Sliding door into:
Kitchen / Diner	4.76m x 3.80	Tiled floor and door to rear garden.
Wet Room / Shower Room	1.79m x 1.62m	Fully tiled, w.c., w.h.b., shower stall with Triton T90xr electric shower.

First Floor

Landing	1.90m x 0.84m	Carpet floor and Stira staircase to attic.
Bedroom 2	3.55m x 2.77m (max)	Laminate floor.
Bedroom 1	4.54m x 3.46m (max)	Laminate floor and built-in wardrobes units.

Total Floor Area: c. 78 sq.m. / c. 840 sq.ft.



Features

- Eligible for up to €50,000 in refurbishment grants
- Accommodation extending to c. 78 sq.m. / 840 sq.ft.
- 3-bed / 1-bath end-of-terrace
- Off-street parking

Outside

- Convenient location close to all town amenities
- Block built shed extending to c. 9.8 sq.m. / 105.5 sq.ft.
- Excellent rear lawn area
- Low maintenance

Services

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

NOTE: This property is eligible for up to €50,000 in refurbishment grants through the Vacant Property Refurbishment Grant scheme.

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

DIRECTIONS: Eircode: Y35 X6F5. 'For Sale' sign.







Building Energy Rating (BER): E2 BER No. 117573543

Energy Performance Indicator: 377.94 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

