

# FOR SALE

AMV: €235,000

File No. c933



## 8 Lus Mór, Whiterock Hill, Wexford

- Spacious semi-detached family home with three sizeable double bedrooms and ample living space, nicely positioned in a quiet cul-de-sac in this mature private development on the outskirts of Wexford Town.
- Within easy reach of Wexford Town with its wealth of amenities on offer, including shops, restaurants, pubs, hotels, National Opera House, Wexford Arts Centre and Fabulous Waterfront. Walking distance of primary schools, secondary schools and some excellent childcare facilities
- Offering generously proportioned well laid out accommodation that is sure to satisfy the needs of any growing family.
- Viewings on Fridays Only - To book a viewing appointment, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

## 8 Lus Mór, Whiterock Hill, Wexford

Deceptively spacious 3 bedroomed semi-detached family home, nicely positioned in a quiet cul-de-sac in this mature private development located on Whiterock Hill. Situated just up from the Gael Scoil, within easy reach of Wexford Town Centre and all amenities. Excellent choice of primary schools, secondary schools and childcare facilities close by. St Aidan's Shopping Centre and Pettitts Supervalu are within walking distance of the property.

The property has been well maintained over the years, tastefully decorated and is presented to the market in good condition throughout. The property is an excellent design with carport to the side providing off-street parking and access to the rear garden. The accommodation is well laid out with generously proportioned living accommodation at ground floor level and 3 double bedrooms at first floor level perfect for any growing family. Enclosed rear garden with extensive decking and sunny aspect perfect for outdoor dining.

8 Lus Mór would make an excellent family home or investment property with all necessary amenities in close proximity. Early viewing of this conveniently located family home comes highly recommended.

Viewings on Fridays Only – To book a viewing appointment, contact the sole selling agents, Kehoe & Associates on 053 9144393 or by email: [info@kehoeproperty.com](mailto:info@kehoeproperty.com).





## **ACCOMMODATION**

Entrance Hall	3.13m x 2.39m	With laminate floor.
Sitting Room	4.65m x 3.92m	With open fireplace and laminate floor.
Kitchen	4.25m x 3.72m	With built-in floor and eye-level units, electric cooker, plumbing for dishwasher, fridge freezer, part tiled walls and sliding patio doors to rear garden.
Utility Room	2.70m x 1.46m	With plumbing for washing machine.
Toilet	1.53m x 1.36m	With w.c. and w.h.b.
<b>First Floor</b>		
Bedroom 1	3.37m x 3.35m	With built-in wardrobes and shower room en-suite
En-suite	2.04m x 1.69m	Tiled shower stall with electric shower, w.c. and w.h.b.
Office/Store	3.90m x 1.38m	
Bathroom	2.87m x 1.66m	Bath with power shower over, w.c. and w.h.b.
Bedroom 2	3.75m x 3.25m	
Bedroom 3	3.87m x 2.65m	
<b>Total Floor Area: c. 117.6 sq.m. (c. 1,265 sq.ft.)</b>		





## Features

- Mature private development
- Quiet cul-de-sac location
- Spacious family accommodation
- Presented in excellent condition

## Outside

- Private drive
- Westerly facing rear garden
- Carport
- Extensive decking
- Garden shed

## Services

- Mains electricity
- Mains drainage
- Mains water
- OFCH

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

**DIRECTIONS:** Proceed up Whiterock Hill passing the Gael Scoil on the right and Lus Mór is the first development of the right-hand side. Proceed into Lus Mór, take the first left and No. 8 is on the right-hand side. **Eircode: Y35K7R0**



GROUND FLOOR

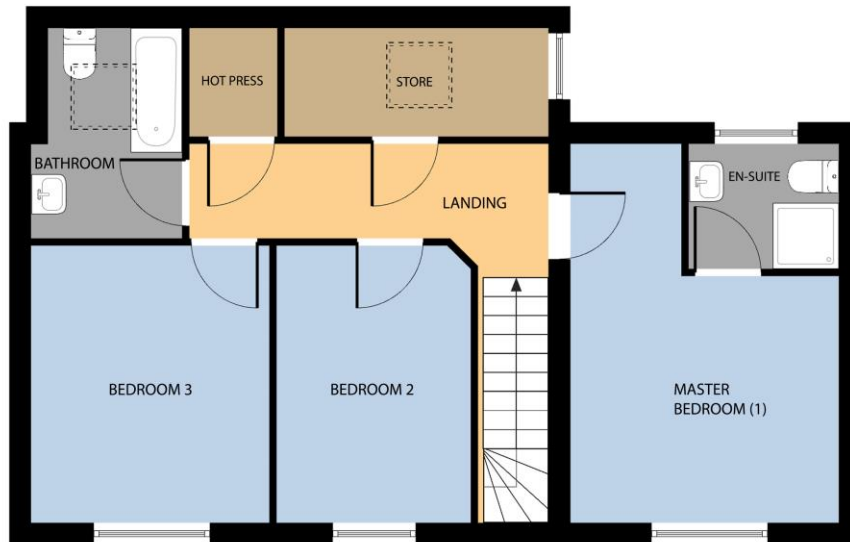


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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FIRST FLOOR



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**Building Energy Rating (BER): D1      BER No. 114692171**

**Energy Performance Indicator: 235.16 kWh/m<sup>2</sup>/yr**

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

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