

FOR SALE

AMV: €185,000

File No. E404.BF



19 Stream Street, Taghmon, Co.Wexford.

- Spacious three bedroomed mid-terrace property centrally located in this vibrant country village. Only 15 minutes' drive from Wexford Town and c. 5 km off the N25 and 20 minutes' drive from a choice of sandy beaches and the fabulous Wexford Coastline.
- Excellent village amenities including school, church, shops, pharmacy, medical centre, Post Office, hardware store, pubs and restaurants are literally on your doorstep. There is also an excellent community centre and a choice of sports and leisure facilities on offer in the immediate area. Regular bus services to Wexford Town.
- This property would make an ideal starter home or investment property. It would also have much to offer anyone wanting to downsize or relocate to a vibrant village community within walking distance of excellent village amenities.
- Early viewing comes highly recommended contact Wexford Auctioneers Kehoe & Associates 053-9144393.



**Kehoe
& ASSOC.**

19 Stream Street, Taghmon, Co.Wexford.

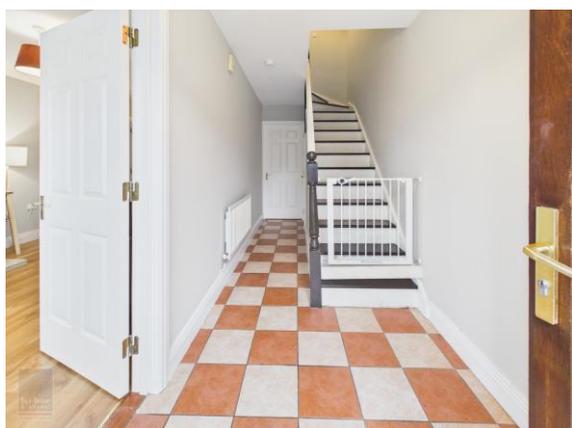
Description: Spacious three bedroomed mid-terrace property centrally located in this vibrant country village. Only 15 minutes' drive from Wexford Town and c. 5 km off the N25. The fabulous Wexford Coastline and sandy beaches at Bannow Bay, Cullenstown and Kilmore Quay are all within 20 minutes' drive of the property. Regular bus services to Wexford Town.

Excellent village amenities including school, church, shops, pharmacy, medical centre, Post Office, hardware store, pubs and restaurants are literally on your doorstep. There is also an excellent community centre and a choice of sports and leisure facilities on offer in the immediate area.

The property has been well maintained and is presented to the market in good condition throughout. The accommodation briefly comprised entrance hallway, sitting room, kitchen/dining room and guest toilet at ground floor level, with 3 bedrooms (one ensuite) and family bathroom at first floor level.

Front garden with plenty of on street parking right outside the property, and a private rear garden with lovely sunny aspect. Fully paved, ideal for outdoor dining.

This property would make an ideal starter home or investment property. It would also have much to offer anyone wanting to downsize or relocate to a vibrant village community within walking distance of excellent village amenities.





ACCOMMODATION

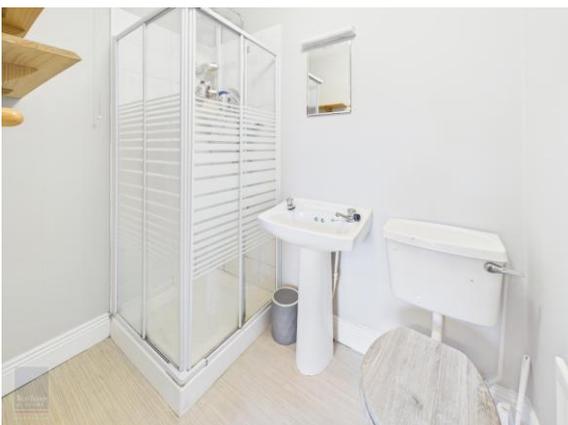
Ground Floor

Entrance Hallway	5.39m x 1.75m	With tiled floor.
Sitting Room	3.28m x 4.84m	With marble open fireplace, laminate floor and double doors to:
Kitchen/Dining Area	5.14m x 3.35m	With excellent range of built-in floor and eye level units, electric cooker, extractor, plumbing for dishwasher and washing machine, tiled floor and sliding patio doors to rear garden.
Toilet	1.48m x 0.74m	With w.h.b., w.c. and tiled floor.

First Floor

Bedroom 1	3.17m x 3.25m	With shower room ensuite.
Ensuite	2.05m x 1.35m	Tiled shower stall with electric shower, w.c. and w.h.b.
Bedroom 2	3.27m x 2.70m	
Bedroom 3	3.24m x 1.88m	
Bathroom	2.82m x 1.77m	Bath with shower mixer taps, w.c., w.h.b. and part tiled walls.
Hotpress		With dual immersion.

Total Floor Area: c. 86.60 sq. m. (c. 932 sq. ft.)





Features

- Spacious 3 bedroomed home
- Convenient village centre location
- Walking distance all amenities
- Only 15 minutes from Wexford Town

Outside

- Front garden
- Enclosed rear garden
- Paved patio
- On-street parking right outside

Services

- Mains electricity
- Mains water
- Mains drainage
- OFCH

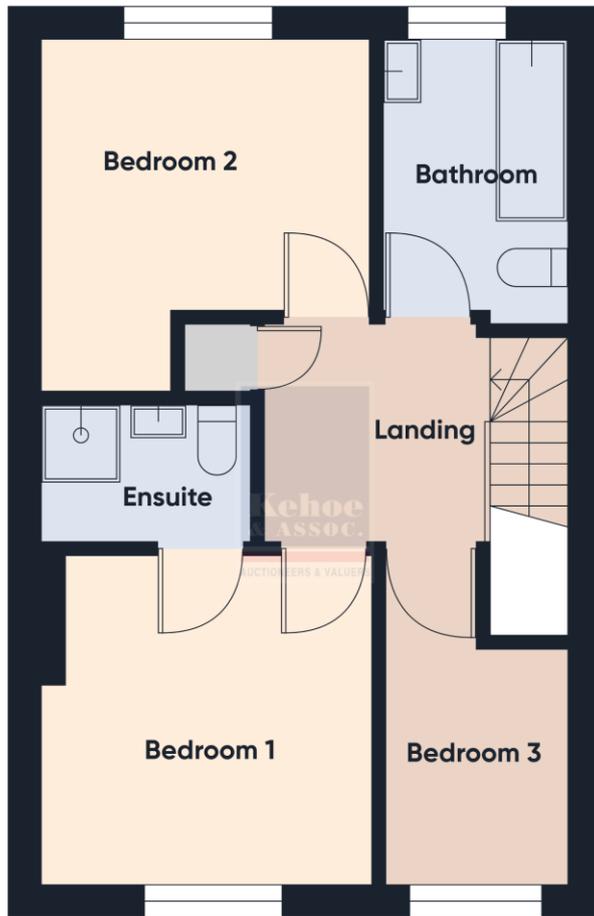
VIEWING: Strictly by prior appointment with the sole selling agents only.

DIRECTIONS: Eircode Y35CC44





Floor 0



Floor 1

Building Energy Rating (BER): C2 BER No. 109655027
Energy Performance Indicator: 180.99 kWh/m²/yr

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

Selling Agent: Bernie Farrell

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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

