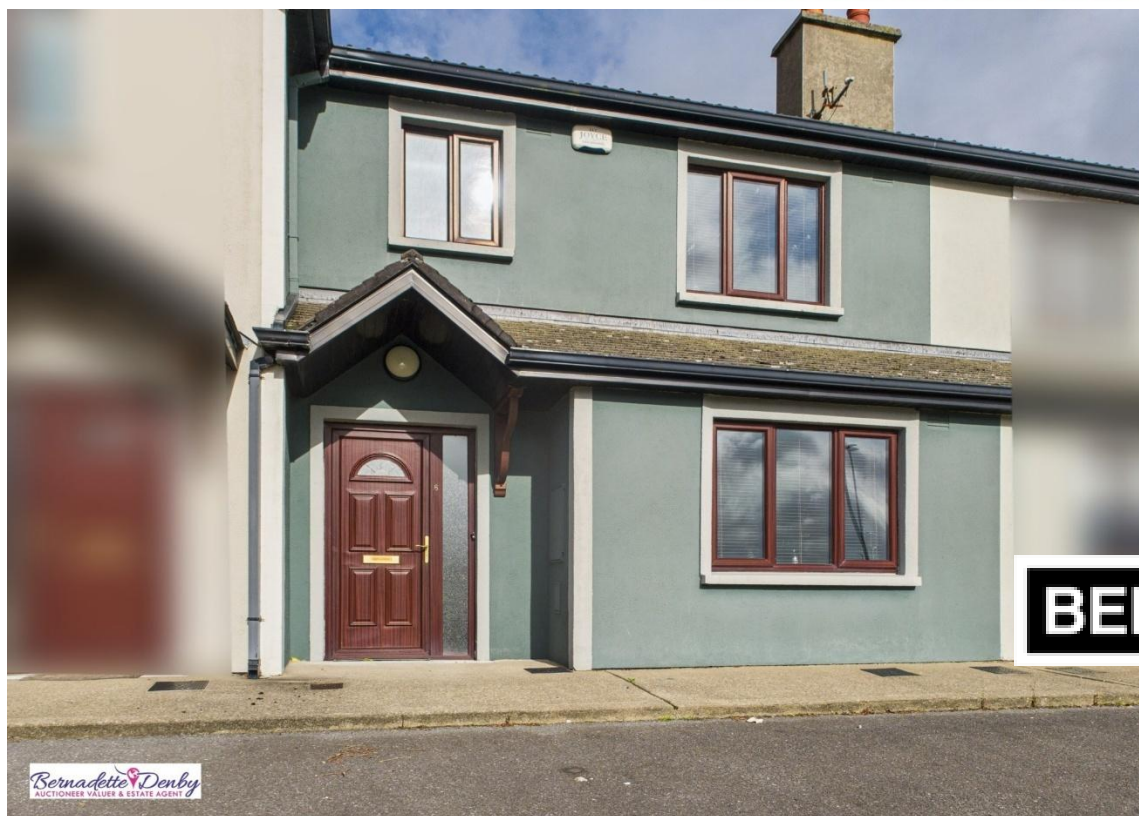


Price €245,000.00

Three Bedroom Mid-Terrace

Bernadette Denby
AUCTIONEER VALUER & ESTATE AGENT



8 Ard Uisce Whiterock Hill Wexford Y35 VXA0

A excellent three bedroom mid-terrace home presented in immaculate condition throughout.

This property built around 2004 has been well maintained and cared for by the current owners. Set in Ard Uisce a well-known development located on Whiterock Hill approximately 3kms from Wexford's main shopping thoroughfare.

Primary Schools - 1.7kms Scoil Charman, 2.5kms Kennedy Park

Secondary Schools - Loreto 2.5kms, 2.6kms Wexford CBS Primary & Secondary, 2.9kms Presentation Secondary Technical College:- 2.9kms SE Technological University.

All other amenities such as local shops, supermarkets, pubs, restaurants, pharmacies and cafe's are all within a 3kms radius.

Accommodation comprises of entrance hall, living-room, kitchen/dining, utility, downstairs w.c., stairs to 1st floor with three double bedrooms with one ensuite and family bathroom.

Viewing is highly recommend to appreciate the immaculate condition of this home.



PSRA: 003908

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Entrance Hall

3.69m (12'1") x 1.98m (6'6") With ceramic tiled floor, stairs to 1st floor, and doors to:-

Living Room

4.43m (14'6") x 3.79m (12'5") With laminate timber flooring, open fireplace with timber surround and marble hearth, tv point, and double doors to:-



Kitchen/Dining

4.34m (14'3") x 4m (13'1") With eye and waist level fitted presses, fridge/freezer, electric oven, hob and extractor, dishwasher, stainless steel sink, splash back wall tiles and ceramic floor tiles, door to hot press, utility & downstairs w.c., and patio door to rear garden



Hot Press

1m (3'3") x 1m (3'3") Door in kitchen opens to hot press with insulated water tank and shevling.

Utility

1.78m (5'10") x 1.49m (4'11") Located off kitchen/Dining plumbed for washing machine, ceramic tiled floor and door to:-



WC Ground Floor

1.79m (5'10") x 1.38m (4'6") access via utility room with ceramic floor tiles, w.h.b. and w.c.

1st Floor Landing

2.21m (7'3") x 2.11m (6'11") Carpet on stairs and landing with access to attic, doors to:-

Bedroom 1

2.96m (9'9") x 2.78m (9'1") To rear of house with laminate timber flooring





Bedroom 2

3.33m (10'11") x 3m (9'10") To rear of house with laminate timber flooring



Bedroom 3

3.24m (10'8") x 2.88m (9'5") To front of house with lovely views towards coastline, laminate timber flooring, floor to ceiling sliderobes, door to:-

Ensuite Shower

1m (3'3") x 2m (6'7") With ceramic tiled flooring, tiled shower stall with Triton T90sr electric shower, w.h.b. with shaver light and w.c.,



Bathroom

2.28m (7'4") x 2.62m (8'6") With ceramic tiled flooring, part tiled wall, bath with power shower and shower screen, w.h.b. with shaver light, w.c.



Outside

There is ample parking to front of house and to the rear is an enclosed garden.

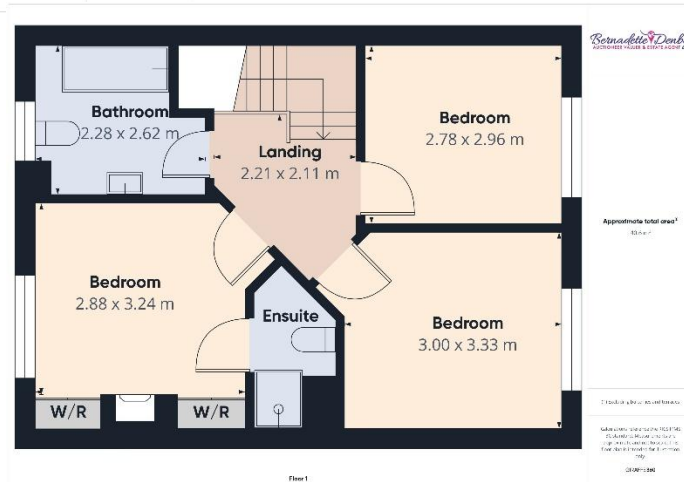


Services

Mains esb, water and sewerage, oil fired central, alarmed, heating and double glazed windows and doors.



Land Registry Map



Features

- Three bedroom Mid-Terrace
- Immaculate condition throughout
- Ideal starter/investment property
- Approximatley 1.7kms from Gael Scoil
- Local Link Bus Stop close to entrance of development

Directions

On entering Ard Uisce follow the road down to the bottom of the development at junction turn right and follow road straight ahead, turn right, head up hill around to right and house is on your left hand side and marked with a For Sale sign.

BER No:

118746957

Viewings

Strictly by appointment.

Note: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied upon as a statement or representation of fact. 2. The vendor does not make or give nor is Bernadette Denby Auctioneer Valuer & Estate Agent or her staff authorised to make or give any representation or warranty in respect of this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and contract of sale the latter shall prevail. We do not hold ourselves responsible for any expense incurred in inspecting this property should it not be suitable already let, sold or withdrawn from sale.