

Price €225,000.00

2 Bedrooms - Terrace

Bernadette Denby
AUCTIONEER VALUER & ESTATE AGENT



4 Whiterock View Wexford Y35 D8Y7



Townhouse in an excellent location walking distance of all necessary amenities.

This lovely 2/3 bedroom mid-terrace home comes to the market in excellent condition and is ready for immediate occupation. The property has been renovated and upgraded and has a D2 energy rating.



The ground floor living/dining area is open plan with arch to galley kitchen. The french patio doors to rear yard allow the sunny rear aspect sunshine to fill the room on a good day with plenty of light and is excellent to bring the outside in when entertaining.

The property is only a 5 minute walk from Pettits Supervalu, local Pharmacy, Dry Cleaners, and there is a selection of primary and secondary schools all within easy walking distance of the house. Wexford`s main shopping thoroughfare is only a 15 minute walk from the house.



Accommodation comprises of entrance way with small utility area, bedroom 1/office, open plan living/dining area, galley kitchen, back hall, bathroom, stairs to 1st floor with two bedrooms one ensuite.

Viewing is highly recommended to fully appreciate it`s convenient location and beautifully decorated interior.

PSRA: 003908

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Entrance Hall

3.27m (10'9") x 1.71m (5'7") Ceramic tiled floor opens up to open plan living area and downstairs bedroom, understairs area plumbed with washing machine and small storage area.

Bedroom 1 Ground Floor

3.02m (9'11") x 2.6m (8'6") Located to the front of the property this room makes an ideal 3rd bedroom or a work from home office. Laminate timber flooring.



Living / Dining Area

4.58m (15'0") x 3.06m (10'0") Open plan living/dining area with ceramic tiled flooring, tv point, french patio doors to rear patio, and arch to:-



Kitchen

3.25m (10'8") x 1.84m (6'0") Eye and waist level fitted presses, fridge/freezer, stainless steel sink, electric oven, ceramic hob, extractor, splashback wall tiles, ceramic floor tiles and arch to:-

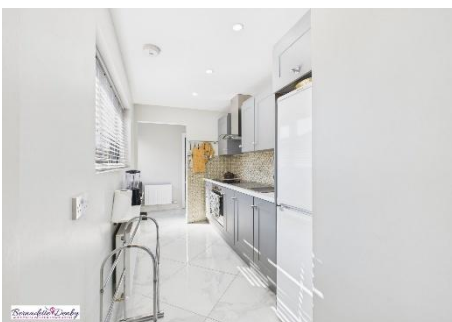
Back Hall

2.03m (6'8") x 1.23m (4'0") Small storage cupboard, door to rear yard and door to:-



Bathroom

2.11m (6'11") x 1.99m (6'6") Floor to ceiling ceramic tiling, bath with Triton T90SR electric shower with shower screen, w.h.b. & w.c.



Landing

1.91m (6'3") x 0.8m (2'7") Carpet on stairs to 1st floor landing, access to attic and doors to:-

Bedroom 2

3.53m (11'7") x 2.81m (9'3") To front of house with laminate timber flooring and hot press.



Bedroom 3

3.53m (11'7") x 3.34m (10'11") To rear of house with laminate timber flooring, double window aspect to rear of house, door to:-



Ensuite Shower

2.42m (7'11") x 0.78m (2'7") Floor to ceiling ceramic tiles, shower stall with Triton Novel SR power shower, w.h.b. & w.c.



Outside

To the front the property has off road parking for one car, to the rear an enclosed rear garden which is low maintenance concrete finish.



Services

Mains ESB, Water & Sewerage, oil fired central heating, double glazed windows and doors.



Features

- 2/3 bedroom mid-terrace house
- Presented in beautiful condition throughout
- Property has been renovated and modernised
- Off road parking to front
- Sunny enclosed rear garden
- Five minutes from all necessary amenities

BER No: 113087357





Viewings

Strictly by appointment, 24 hours' notice required for this property.

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.