

# "Hilltop", Poulmarle, Taghmon, Co. Wexford.

This property is presented to the market in what can only be described as pristine condition throughout, accommodation is bright, spacious and well laid out. It offers a high standard of workmanship and materials and is tastefully decorated. Gardens are beautifully landscaped, matured and extend to the front, rear and side of the residence with excellent parking etc. Walking distance from local shops, schools, supermarkets, churches, post office, bank, chemist, hairdressers etc. in the village and only 25 minutes approx. driving distance from Wexford town centre. New Ross is 20 minutes approx. and Waterford city & airport is 45 minutes approx. There are beautiful beaches close by at Cullenstown, Kilmore Quay, Bannow Bay etc.

## **VIEWING IS HIGHLY RECOMMENDED.**

Top class location.

Superbly laid out gardens which includes :  
detached garage, 40 ft. Veg tunnel &  
potting shed.

Excellent condition throughout.

Many attractive features.

c. 2200 sq. ft

## **Accommodation Comprises:**

Entrance Porch 3m X 1.5m Double glazed.

Entrance Hallway 3.06m X 1.40m Tiled floor, bright & spacious.

Sitting Room 4.60m X 4.76m Feature marble fireplace.

Dining Room 4.75m X 2.98m Bright & spacious.

Sun Room 4.56m X 4.32m Double doors to garden.

Kitchen/Diner 5.92m X 3.37m Fully fitted eye & waist level kitchen units,  
stainless steel sink unit, part tiled walls, unique  
textile flooring.

Utility Room 2.87m X 2.96m Fully fitted eye & waist level units, plumed for  
appliances.

Bedroom No. 1 2.98m X 3.15m En-Suite

En-Suite 0.88m X 3.33m WC, WHB, Shower.

Bathroom 3.10m X 2.40m WC, WHB, Bath, Corner Shower Unit, tiled floors,  
part tiled walls.

Upstairs

Landing 3.59m X 2.79m Bright & spacious.

Bedroom No. 2 4.75m X 5.58m En-Suite

En-Suite 1.80m X 1.80m WC, WHB, Shower, part tiled walls, tiled floor.

Bedroom No. 3 2.58m X 2.68m

Bedroom No. 4 5.58m X 4.75m Walk in wardrobe, En-Suite.

En-Suite 2.82m X 0.77m WC, WHB, Shower, Fully tiled

**Outside:** Mature landscaped gardens, 40ft. vegetable tunnel, gazebo, garage, spacious parking.

**Services:** Private water & sewage, Oil fired central heating.

**BER:** C1 Ber No : 108026683 166.29kWh/m<sup>2</sup>/yr

**Viewing:** Strictly by appointment with the sole selling agent.

**Apply:** Keane Auctioneers (053) 9123072

**Directions:** From Wexford proceed out the main N25 Wexford-New Ross road, take a left turn at Larkins Cross, and take an immediate right off the mini roundabout signposted for Taghmon, continue on this road and on entering Taghmon village veer to the right and continue on this street, pass the church on your left, keep left at the

V in the road and this residence is a short distance down this road on the right.