

# No. 106 Laurel Grove, Tagoat, Co. Wexford.

Excellent 2 bed mid terraced residence presented to the market in excellent condition throughout featuring nicely laid out bright accommodation. The property enjoys a spacious living room with doors to garden and 2 double bedrooms. It is located in an excellent position in this modern development within walking distance of all facilities at Tagoat village shops, schools, churches etc. Rosslare Strand and Harbour are both within 15 minutes driving distance. Wexford town centre is also approx. 15 mins. The main N11 & N25 are very easily accessed. This property would make a lovely permanent / holiday home or solid investment and is excellent value for money.

## **Viewing Highly Recommended.**

### **Property Features**

2 Double bedrooms.  
Excellent condition.  
Oil fired central heating.  
Established development.  
Minutes to beaches.

### **Accommodation Comprises:**

Entrance Hallway 10'8" X 8'1" Tiled floors.  
Kitchen/Diner 8'11" X 7'8" Fully fitted eye and waist level kitchen units, stainless steel sink unit, part tiled walls, tiled floors.  
Living Room 16'7" X 14'9" Feature fireplace, laminated timber floors, tv point, double doors to rear garden.  
Guest WC WC, WHB, Tiled floors.

### Upstairs

Bedroom No. 1 12'4" X 12'7" Timber floors, TV Point.  
Bedroom No. 2 14'11" X 9'3" Timber floors.  
Shower Room 7'6" X 5'1" WC, WHB, Triton shower, Tiled floors, part tiled walls.

**Outside:** Cobble-locked yard to front, garden to rear, car parking.

**Services:** Mains water, mains sewage, ESB, oil fired central heating.

**BER:** C2

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

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

**Directions:** From Wexford drive out the main Rosslare road, on entering Tagoat take a left at Cushens pub, and Laurel Grove is located a short distance on your right hand side.