

# No. 20 Croke Avenue, Wexford.

No. 20 Croke Avenue is a charming mid terraced 3 bedroom property located in an established residential area within walking distance to the town centre and the Quays.

The property boasts a highly convenient location yet is tucked away in a quiet cul de sac enjoying a private and secluded south facing patio to rear.

Accommodation is bright and well laid out featuring 3 bedrooms, spacious living room and kitchen / diner presented in excellent condition with tasteful decor.

The main N25, N22 etc. are very easily accessed, and Wexford General Hospital and Racecourse are minutes away.

The sale of this property offers an excellent opportunity to acquire a well presented home in a highly convenient town location and is excellent value for money.

## **Property Features:**

Superb Location.

Walking distance to town centre.

Car parking.

Oil fired central heating.

Spacious kitchen / diner.

Private patio to rear.

3 Bedroom.

## **Accommodation Comprises:**

Entrance Hallway 9'9" x 9'6" Tiled floors, storage.

Living Room 20'5" x 12'11" Feature fireplace, laminated timber floors.

Kitchen/Diner 22' x 9'8" Fully fitted eye & waist level kitchen units, stainless steel sink unit, part tiled walls, tiled floor.

Utility 10' x 7'8" Plumbed, tiled floors, door to rear patio.

Upstairs

Landing Hotpress, laminated timber floor.

Bedroom No. 1 14'9" x 9'2" Built in wardrobe.

Bedroom No. 2 9'3"x 7'8" Built in wardrobe.

Bedroom No. 3 14'9" x 7'10" Built in wardrobe & unit.

Bathroom 7'8" x 7'9" Bath, WC, WHB, Triton shower, tiled walls.

**Outside:** Patio to rear

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

**BER:** F Ber No: 102651957 417.87 kWh

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

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

