

No. 68 Laurel Grove, Tagoat, Co. Wexford.

This Excellent 3 Bed End Terraced residence is presented to the market in pristine condition throughout featuring a spacious

layout with bright accommodation, well laid out and is very tastefully decorated.

The property is situated in a great position in this modern development with off street parking, cobble locked driveway & mature and landscaped enclosed garden to rear.

All facilities are within walking distance at Tagoat village shops, schools, Church, Bus stop etc. Wexford town centre is approx.

15mins driving distance.

The main N11 & N25 routes are very easily accessible. Rosslare Harbour is less than 10 minutes driving distance which

provides daily sailings to the UK & Europe and a wide range of amenities also.

There are numerous long sandy beaches close by at Rosslare Strand, Carne, Our Ladys Island, St. Helens etc.

The Sale of this Property Offers a Superb Opportunity for those Seeking to Acquire a Permanent / Holiday Home in "Turn Key"

Condition and would suit a wide range of property buyers.

VIEWING HIGHLY RECOMMENDED.

Property Features:

Private garden with mature shruberry.

Oil central Heating.

Cobblelock Driveway.

Pristine Condition.

3 Bedrooms.

Accommodation Comprises:

Entrance Hallway 16'3" x 9'2"

Open plan Kitchen/Living 25'2" x 18'2" Semi solid timber floors, feature fireplace, door to rear garden. Fully fitted eye & waist level kitchen units, stainless steel sink unit, part tiled walls, tiled floor.

Guest WC 6'6" x 3'8" WC, WHB, tiled floors, part tiled walls.

Upstaris

Bedroom No. 1 9'11" x 12'3" Timber floors.

Bedroom No. 2 13'4" x 8'9" Timber floors.

Bedroom No. 3 9'4" x 8'7" Timber floors.

Bathroom 6'4" x 11'6" WC, WHB, Bath, tiled floors, part tiled walls, hotpress.

Outside: Patio & landscaped gardens to rear, side entrance, parking.

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

BER: D2 Ber No: 110534237 270.54 kWh/m²/yr

Apply: Keane Auctioneers (053) 9123072

Viewing: Strictly by appointment with the sole selling agent.

Directions: From Wexford town proceed out the Rosslare road, in tagoat take a left turn at Cushens Bar, pass the church on your right and the entrance to Laurel Grove is on your right.