

# FOR SALE

AMV: €135,000 (Fully Furnished)

File No. c382.ROD



## 18 The Coachmans Yard, Foulksmills, Co. Wexford

- Well-positioned, 3 bed in a quiet cul-de-sac, beside Horetown House.
- Presented to a high standard - in turn-key condition.
- Side access to private sheltered rear garden.
- Accommodation briefly comprises; entrance hallway, guest w.c., sitting room, kitchen/dining room, 3 bedrooms (one en-suite), bathroom.
- Viewing strictly by prior appointment with the sole selling agents only.

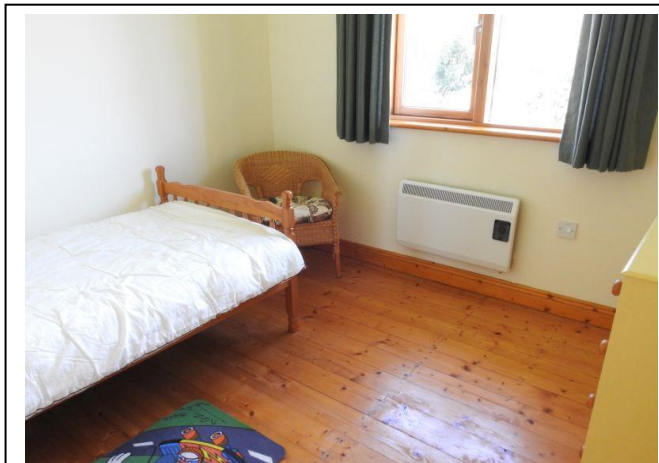
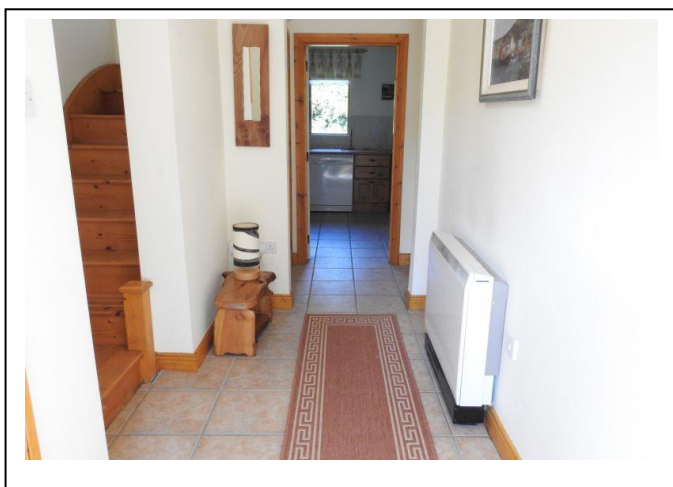


**Kehoe  
& ASSOC.**



## 18 The Coachmans Yard, Foulksmills, Co. Wexford

No. 18 The Coachman's Yard is a well-positioned, 3 bed end of terrace, two storey home, in a quiet cul-de-sac, beside Horetown House. Presented to a high standard, it is offered fully furnished, in turn-key condition. This home has been redecorated and the entire development has had the access forecourts and parking areas fully surfaced (tarmac) and lined. This home enjoys side access to a private and sheltered rear garden, bordered by the former boundary walls of the Horetown House Estate. 25km from Wexford, 6km from Taghmon and 26km from Kilmore Quay, this property would suit owner occupiers seeking value or a second home with added investment potential from leasing.



### Accommodation

Entrance Hallway	4.89m x 1.40m	Tiled floor and storage off.
Guest W.C.	1.79m x 0.98m	With tiled, w.c. and w.h.b.
Sitting Room	4.84m x 3.46m	Tiled floor, polished stone fireplace with timber mantle.
Kitchen/Dining Room	6.13m x 2.99m	Fitted solid wood kitchen, tiled splashback, Baumatic solar hob with extractor over, Zanussi integrated oven, Beko fridge-freezer, Beko dishwasher and Candy washing machine. Stainless steel sink unit with composite worktop. Access to private rear garden.

### First Floor

Master Bedroom	4.33m x 3.06m	Exposed timber floor.
En-suite		
Bedroom 2	3.55m x 3.20m	Exposed timber floor and window overlooking rear garden. Fitted wardrobe.
Bedroom 3	3.03m x 2.80m	Exposed timber floor and window overlooking rear garden.
Main Bathroom	2.79m x 1.94m	W.C., w.h.b., bath with fully tiled surround and tiled floor.

**Total Floor Area: c. 97.46 sq. m. (c. 1, 039 sq. ft.)**





## FEATURES

- Fully furnished.
- End of terrace.
- Side access (secured) to part-paved private rear garden.
- Wooden double glazed windows and doors.

## SERVICES

- Electric storage heating.
- Group water scheme.
- Group sewerage scheme.

## OUTSIDE

- Garden shed.
- Parking for 2 cars.

**DIRECTIONS:** From Wexford take the N25 towards New Ross. Turn left at Larkin's Cross Service Station and proceed towards Taghmon on the R738. Turn left in Taghmon at Spar and proceed past the Bank of Ireland towards Foulksmills. At a sharp bend take the right hand turn signposted for Horetown House. Proceed a short distance and the property is on the right hand side (For Sale sign).

Eircode: Y35 RX5D

**Building Energy Rating (BER): D2**

**BER No.: 109121517**

**Energy Performance Indicator: 289.16 kWh/m<sup>2</sup>/yr**

**VIEWING:** Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

**Kehoe & Assoc.,**  
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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141