

FOR SALE

AMV: €240,000

File No. c392.CM



‘Harperstown, Taghmon, Co. Wexford

- Splendid detached architect designed family home on c. 0.86 acre site.
- Located just off the Newline Road and c. 15 minutes’ drive to Wexford Town.
- Impeccably presented free-flowing and light-filled accommodation.
- Laid out with wonderful lawns and a mature boundary.
- Acc. briefly comprises; entrance hall, sitting room, kitchen/living/dining room, 3 bedrooms (master en-suite), family bathroom. An additional multi-purpose area at first floor includes shower room.
- Viewing strictly by prior appointment with the sole selling agents only.



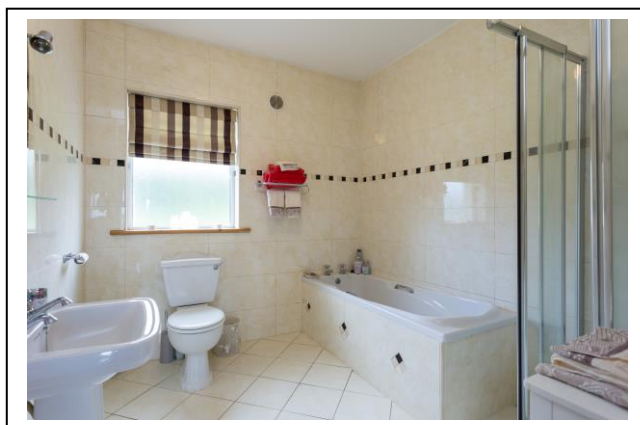
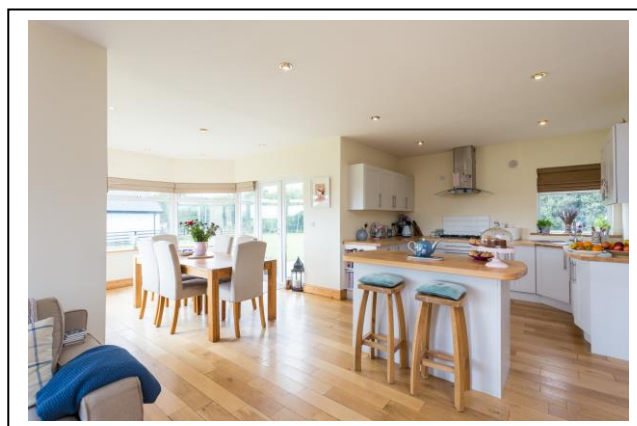
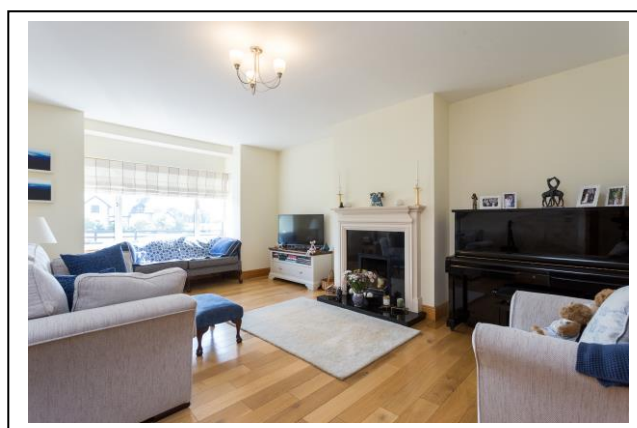
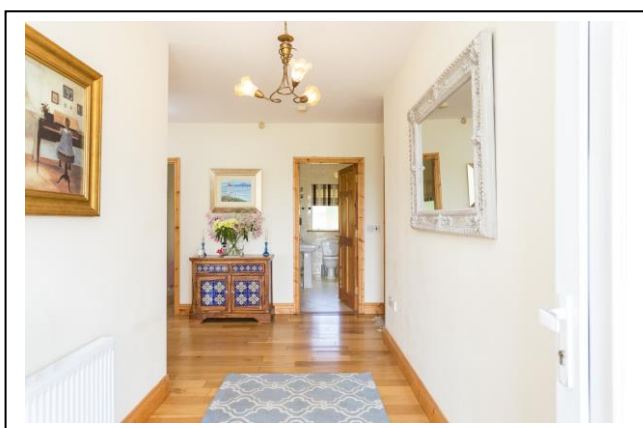
**Kehoe
& ASSOC.**

‘Harperstown, Taghmon, Co. Wexford

Situated at Harperstown, this splendid detached family home is very well positioned. It occupies an extensive site extending to c. 0.86 acres, laid out with wonderful lawns and a mature boundary. The accommodation is architect designed and very well laid-out. At ground floor it extends to c. 1,560 sq.ft., with an additional c. 463 sq.ft. at first floor level. The accommodation is free-flowing and light-filled. This location is easily accessible just off the Newline Road and about 15 minutes driving distance into Wexford Town.

Kehoe & Assoc., are delighted to present this property for sale and we comment that viewing is essential to appreciate all that is on offer here. Both internally and externally, the quality of finish is excellent and there is a great sense of space throughout.

To arrange a suitable viewing time contact the sole selling agents Kehoe & Assoc. at 053 9144393 or by email at sales@kehoeproperty.com.



ACCOMMODATION

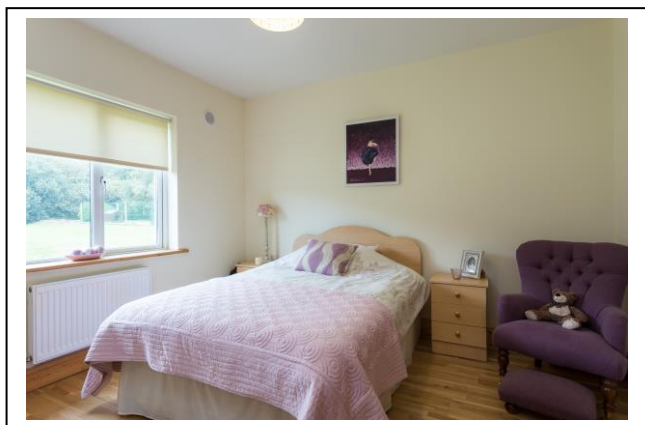
Entrance Hallway	4.87m x 1.80m	With solid timber floor, alarm panel.
Sitting Room	6.12m x 4.09m	With feature fireplace, timber surround and black marble inset & hearth. Solid timber floor, feature bay window, t.v. point.
Kitchen/Living/ Dining Room	Kitchen/Dining 8.48m x 4.00m	Fitted kitchen, wall and floor units, stainless steel sink unit, integrated 5-ring gas hob, stainless steel extractor hood, integrated dishwasher, fridge and double oven. Island unit with breakfast bar area. Recessed ceiling spotlights. Solid timber floor.
	Living Areaa 3.94m x 3.01m	Recessed ceiling spotlights, solid timber floor, feature corner window, French doors to outside patio area and rear garden.
Utility Room	3.89m x 1.74m (max)	Fitted wall and floor units, plumbed for washing machine. Tiled floor and door to outside.
Hallway	8.53m x 1.32m (ave.)	With hotpress – dual immersion water heater and fitted shelving.
Master Bedroom	4.88m x 3.84m	With feature corner window, timber floor, fitted wardrobe.
En-suite	2.95m x 1.34m	W.C., w.h.b., shower stall with Triton T90si electric shower, tiled floor, splashback and shower stall.
Bedroom 2	3.94m x 3.67m	With solid timber floor.
Bedroom 3	3.83m x 3.57m	
Family Bathroom	3.49m x 2.42m	With w.c., w.h.b, bath. Separate shower stall with power shower. Tiled floor to ceiling.

Chinese stairs to first floor

Large Open Plan Room	7.22m x 4.46m	With extensive fitted store, press and units. Recessed ceiling spotlights. Timber floor. Four Velux roof lights, walk-in storage into eaves. Note: This is a large multi-purpose area.
Shower Room	4.04m x 2.57m	W.C., built-in units with w.h.b. Separate shower stall with Triton power shower. Recessed ceiling spotlights.

Total Floor Area: c. 145 sq.m. / 1,560 sq.ft. (excluding first floor)

Additional c. 43 sq.m. / 463 sq.ft. at first floor





FEATURES

- Large private site.
- Extensive gardens.
- Property in excellent order.
- Additional c. 43 sq.m. at first floor – multi-purpose.
- Bright, spacious accommodation.
- Impeccably presented.
- Private setting.
- 'Hive' remotely controlled heating system.

OUTSIDE

- Large site with mature boundaries.
- c. 0.35 hectares / 0.86 acres.
- Gardens in lawn to front & rear.
- Extensive driveway with parking for many cars.
- Patio area – ideally positioned for sun.
- Timber garden shed.
- Dog run.

SERVICES

- Private water supply.
- Sewerage to Treatment Plant.
- ESB.
- Telephone.
- Fully alarmed
- Broadband.
- uPVC double glazing.
- OFCH

DIRECTIONS: From Wexford town proceed out the Duncannon/Newline Road for approximately 10 minutes. Pass Geelan's shop on the right hand side. Take the next turn to the right signposted for Taghmon. Proceed along here, take the first turn to the right, continue for approximately 1km and turn into the right. The property for sale is the second house on the right hand side (For Sale sign).
Eircode: Y35 HY28

Building Energy Rating (BER): C2

BER No.: 112439252

Energy Performance Indicator: 193.61 kWh/m²/yr

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

Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



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

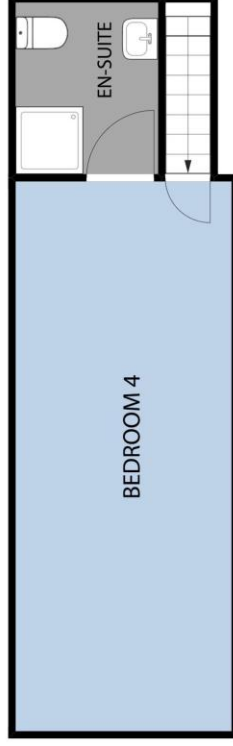
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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FIRST FLOOR



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