

# FOR SALE

AMV: €162,500

File No. c674.LM



## No. 33 Lus Mor, Whiterock Hill, Wexford

- Excellent location within walking distance of all town amenities and only 5 minutes' walk to Wexford's Gael Scoil.
- Fine 2 bed mid terraced home extending to c. 74.1 sq.m. / 798 sq.ft.
- Ample on street parking to the front of the dwelling.
- Rear garden is enclosed and maintenance free.
- Acc.: entrance hallway, sitting room, kitchen/dining room, guest w.c., 2 bedrooms (master en-suite), family bathroom & hotpress.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393

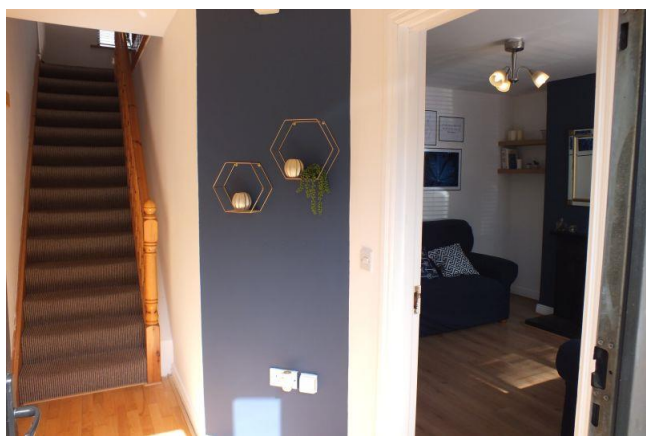


**Kehoe  
& ASSOC.**

## No. 33 Lus Mor, Whiterock Hill, Wexford

This excellent 2 bed mid terraced house occupies a lovely position within the much sought-after Lus Mor development. The property is presented in absolute pristine condition with very tasteful decor throughout and boasting lovely views to the rear over Wexford town. The living room is just the right size and comes with an open fireplace ensuring cosy nights by the fire. The kitchen / dining is located to the rear of the house and has a well fitted kitchen with numerous floor and eye level units. A door from the kitchen leads out onto a private rear garden and is nicely enclosed. Upstairs accommodates 2 fine bedrooms, one of which is a large double room with a private ensuite. Lus Mor is an excellent location, walking distance to all town amenities and only a few hundred metres from Wexford's Gael Scoil. All other amenities are close to hand including secondary schools, churches, supermarkets, etc. No. 33 Lus Mor is an ideal purchase for a first time buyer, a shrewd investor, or those seeking to trade down from a larger family home.

To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393 or by email: [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)





## ACCOMMODATION

Entrance Hallway

Guest W.C.

Kitchen/Dining Room 4.00m x 3.40m

With wooden floor.

With w.c., w.h.b..

With quality fitted kitchen, extensive wall and floor units, integrated oven, hob, fridge-freezer. Stainless steel extractor fan, tiled floor and splashback. Door to rear garden.

Sitting Room 4.00 (max) x 3.70m

With feature open fireplace, grante surround, marble hearth & cast iron inset. Timber floor covering and t.v. point.

### **Timber staircase to first floor**

Landing Area 4.10m x 2.40m

Hotpress with dual immersion water heater.

Master Bedroom 3.90m x 2.70m

En-Suite 2.20m x 1.00m

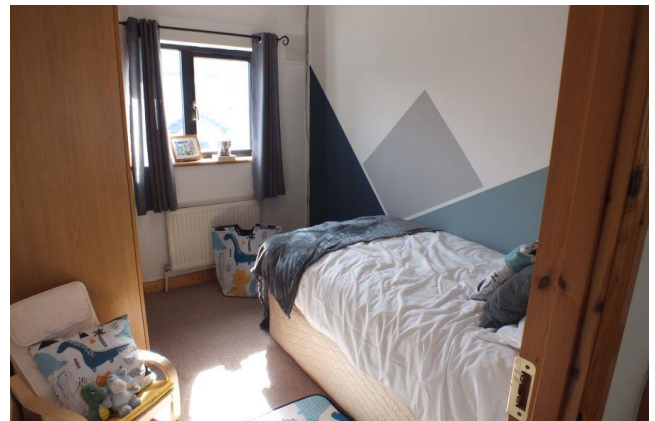
With w.c., w.h.b., shower stall, Triton SI electric shower. Tiled floor, wall and shower stall.

Bedroom 2 3.00m x 2.30m

Family Bathroom 2.40m x 1.90m

With w.c., w.h.b, bath.

**Total Floor Area: c. 74.1 sq. m. (c. 798 sq. ft.)**



### FEATURES

- Property in excellent condition.
- 5 minutes' walk to Gael Scoil.
- Highly Sought-after location.
- Quality fitted kitchen.

### SERVICES

- Mains water.
- Mains drainage.
- ESB.
- OFCH
- uPVC double glazing.

### OUTSIDE

- Maintenance free garden.
- Ample on street parking to the front of the dwelling.

**DIRECTIONS:** In Wexford Town proceed to Whiterock Hill. Proceed up Whiterock Hill passing Wexford Gael Scoil on the right hand side. Continue for approximately for 300m and Lus Mor is on the right. Proceed into Lus Mor , continue straight passing the green area and the house is on the right hand sign (For Sale sign). Eircode: Y35 E9H6



### Building Energy Rating (BER):

**C2 BER No. 11373828**

**Energy Performance Indicator: 197.86 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.,**  
Commercial Quay,  
Wexford  
053 9144393

[www.kehoeproperty.com](http://www.kehoeproperty.com)

Email: [sales@kehoeproperty.com](mailto: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