



BW/R734/MS

FOR SALE BY PRIVATE TREATY

CHAPEL STREET, TAGHMON, CO WEXFORD

**3 Bed End-of-Terrace Home with large Yard &
Workshop/Garden Shed in Village Location!**



Guide Price: €130,000

Three bedroom end-of-terrace home with large enclosed side yard and small workshop, both accessible via side gate off main village road. This property is in need for some modernisation, but has great potential and is ideally located in the centre of Taghmon village with many amenities including supermarkets, petrol station and garage, churches, post office, pharmacy, medical centre, Garda station, solicitor, bank, hardware store, restaurant/takeaways, pubs, community centre, sport complexes, GAA club, primary school etc.

GREAT POTENTIAL IN GREAT LOCATION!



Conditions to be noted: These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement of fact. The vendor does not make or give, nor is Brian Wallace Auctioneer or its staff authorized to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith are believed correct, but any intending purchaser or tenant should not rely on them as statements or inconsistency between these particulars and the contract for sale, the latter shall prevail. We do not hold ourselves responsible for any expense incurred in inspecting this property, should it not be suitable or already let, sold or withdrawn from sale.

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Accommodation:

- Living Room** - 17ft x 12ft wood laminate flooring, fireplace with wood surround and solid fuel stove insert built-in cabinets and solid wood staircase.
- Inner Hallway** - 8ft 3 in x 5ft
- Kitchen/Dining** - 20ft 6in x 7ft 6in linoleum flooring, wood paneled ceiling, fully fitted solid Oak kitchen units, laminate counter tops, tile splash back, electric cooker, stainless sink, fridge/freezer, washing machine hook-up & back door access.
- Bathroom** - 10ft x 7ft 10in tile flooring, half tiled walls, bathtub, shower unit, WC, WHB and built-in storage area.
- Bedroom 1 up** - 15ft 2in x 8ft wood laminate flooring.
- Bedroom 2 up** - 9ft 8in x 8ft wood laminate flooring.
- Bedroom 3 up** - 12ft 8in x 8ft wood laminate flooring.

Property Features:

- 3-bedroom end-of-terrace home of c780 sq ft.
- Large fully enclosed side yard 38ft x 22ft and small workshop/garden shed.
- Slate roof, PVC external doors and windows.
- In village location, only 15 mins to Wexford Town.
- In need of modernization with great development potential.
- Great potential in a great location!

Services:

Mains water and sewage, E.S.B., solid fuel stove, Sky TV, Telephone & Broadband available.

