

FOR SALE

AMV: €275,000

File No.E432. BF



2 Fairfields View, Adamstown, Co. Wexford

- A spacious beautifully presented three-bedroomed residence, ideally situated in the peaceful village of Adamstown, within easy walking distance of an excellent range of local amenities. Adamstown enjoys a highly convenient location just off the N25, with the nearby towns of New Ross and Wexford both less than 20 minutes' drive, while Waterford City is approximately 30 minutes' drive.
- The property has recently been upgraded to a high standard, featuring newly fitted kitchen units and fully tiled contemporary bathrooms. Tastefully decorated throughout, the home is presented in pristine, turn-key condition and is offered to the market inclusive of most furniture.
- Briefly comprising entrance hallway, sitting room, kitchen/dining room and toilet at ground floor level with 3 bedrooms (master ensuite) and family bathroom at first floor level.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

**Kehoe
& ASSOC.**



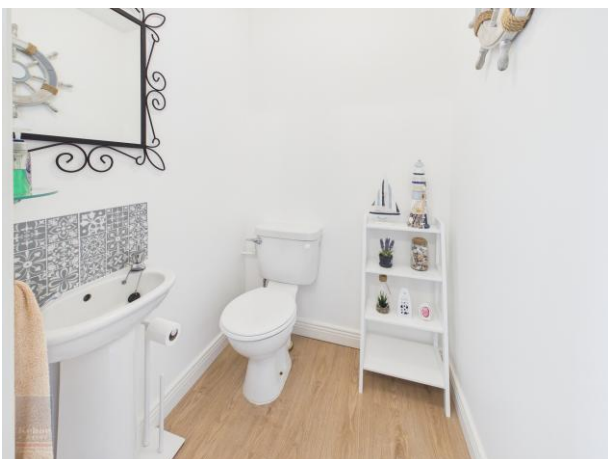
Description: A spacious beautifully presented three-bedroomed residence, ideally situated in the peaceful village of Adamstown, within easy walking distance of an excellent range of local amenities including primary and secondary schools, shops, creche, pharmacy, Post Office, pub, church, community centre, GAA club and athletics club. Adamstown enjoys a highly convenient location just off the N25, with the nearby towns of New Ross and Wexford both less than 20 minutes' drive, while Waterford City is approximately 30 minutes' drive.

No. 2 Fairfields View occupies an enviable position on a generous corner site overlooking the well-maintained green area, with lovely views of the surrounding countryside from the front. The property has recently been upgraded to a high standard, featuring newly fitted kitchen units and fully tiled contemporary bathrooms.

Tastefully decorated throughout, the home is presented in pristine, turn-key condition and is offered to the market inclusive of most furniture, making it an ideal choice for first-time buyers, those seeking to downsize, or investors alike.

Externally the property boasts a low-maintenance front garden with concrete driveway. The corner site provides a particularly spacious rear garden, mainly laid in lawn with attractive perimeter planting and gravelled patio area. – perfect for outdoor dining and evening entertaining. Wide side access offers ample space for bin, fuel storage and a garden shed.

This superb home combines comfort, style and convenience in a charming village setting. Early viewing is highly recommended for those seeking a quality home within walking distance of all essential amenities, while also benefiting from excellent connectivity to nearby towns. For viewing arrangements contact Wexford Auctioneers Kehoe & Associates 053-9144393.



ACCOMMODATION

Ground Floor

Entrance Hallway	6.00m x 1.38m	With laminate floor.
Sitting Room	4.50m x 3.98m	Feature fireplace with solid fuel stove, box window and laminate floor.
Toilet	1.37m x 1.42m	With w.c., w.h.b. and laminate floor.
Kitchen / Dining Room	5.38m x 3.28m	With excellent range of built-in floor and eye-level units, hob, extractor, oven, fridge freezer, dishwasher, washing machine and bin storage. Laminate floor and sliding patio doors to rear garden.

First Floor

Bathroom	1.74m x 2.40m	Fully tiled, bath with power shower over, w.c., vanity w.h.b. and heated towel rail.
Bedroom 1	5.20m x 3.06m	With built-in wardrobes, laminate floor and shower room ensuite.
Ensuite	1.64m x 1.74m	Fully tiled, shower stall with electric shower, vanity w.h.b., w.c. and heated towel rail.
Hotpress		With dual immersion.
Bedroom 2	3.33m x 3.29m	With built-in wardrobes.
Bedroom 3	3.30m x 1.98m	With plumbing for washing machine, sink unit and door to outside. Hotpress.

Total Floor Area: c. 100 sq. m. (c. 1,076 sq. ft.)







Features

- Bright spacious accommodation
- Presented in pristine condition
- Including most furniture
- Walking distance all village amenities

Outside

- Concrete drive and garden to the front
- Sizeable corner site
- Side access
- Sunny aspect

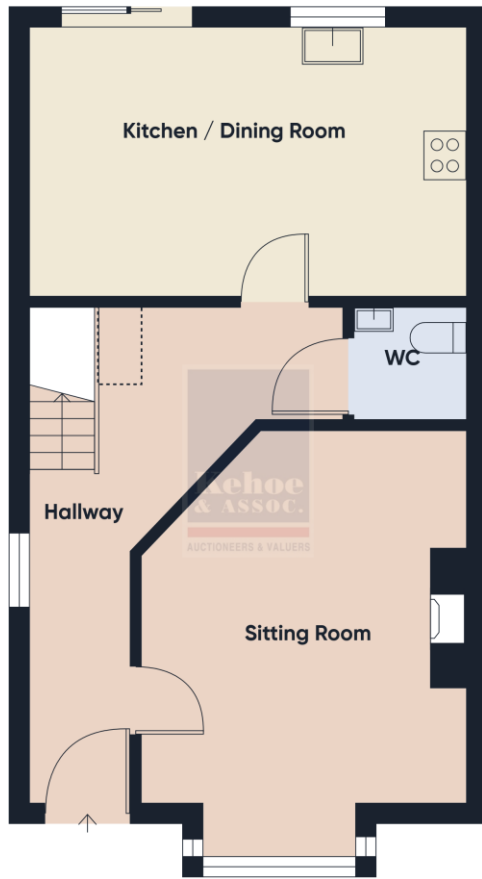
Services

- Mains water
- Mains electricity
- Mains drainage
- OFCH

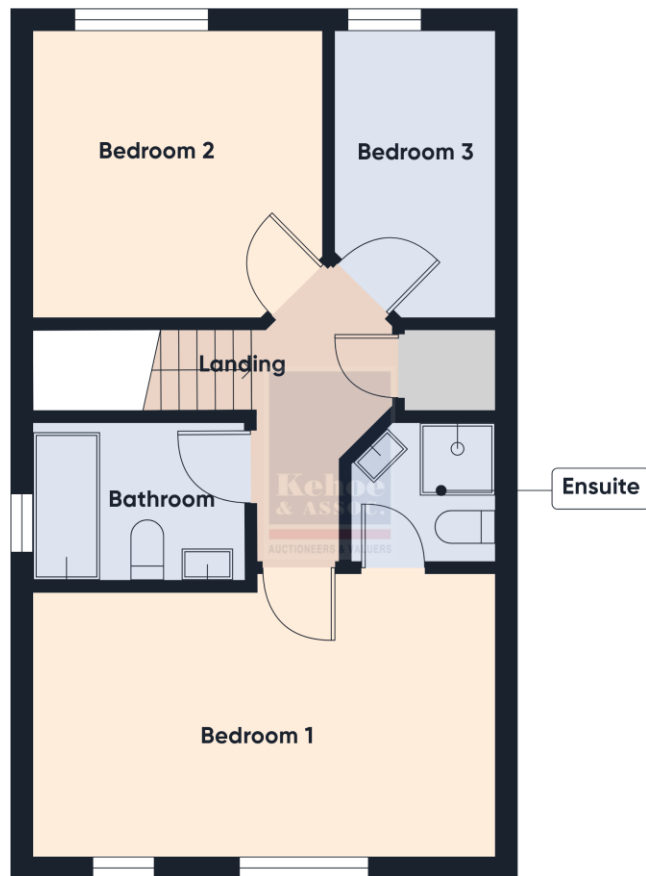
NOTE: The sale is inclusive of all carpets, curtains, blinds, light fittings, hob, extractor, oven, fridge freezer, dishwasher, washing machine and most furniture. All pictures, ornaments, personal items, the dining table and chairs, tumble dryer, the mattress in the master bedroom and the garden furniture are expressly excluded from the sale. Residents Association €50 per annum.

VIEWING: Strictly by prior appointment with the sole selling agents only.

DIRECTIONS: Eircode Y21KT29



Floor 0



Floor 1

Building Energy Rating (BER): C1 BER No. 100451707

Energy Performance Indicator: 161.55 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bernie Farrell

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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. PRA No. 002141