

FOR SALE

AMV: €285,000

File No.d958. BK



‘Sienna’, Monforte Close, Coolcotts Lane, Wexford

- 3-bed / 2-bath bungalow extending to c. 135 sq.m. / 1,453 sq.ft. with additional first floor storage space extending to c. 19 sq.m. / 204 sq.ft.
- Excellent location directly opposite Scoil Mhuire National School, 1.3km to Wexford General Hospital and just 2km to Wexford Town’s main thoroughfare.
- Positioned at the end of a private cul de sac, with only 3 other properties.
- Constructed in 2000 with the benefit of an enclosed rear lawn with a sunny aspect and walled boundaries.
- Accommodation briefly comprises; entrance hallway, sitting room, kitchen / dining room, utility room, 3 bedrooms (master ensuite), family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**



Location

Nestled at the end of a private cul de sac with only 4 houses, 'Sienna' is positioned directly opposite Scoil Mhuire National School, 1.3km from Wexford General Hospital and only 2km from Wexford Town's main thoroughfare. This location offers easy access to the N11 / M11 and N25 ring roads network. Wexford bus and rail stations at Redmond Square are a short 4-minute drive connecting you to Dublin and Rosslare Europort. 'Sienna' is surrounded by amenities such as Wexford Racecourse, Clonard GAA Club, Wexford General Hospital, Wexford County Council Offices, secondary schools and more. Both 'Blue Flag' beaches at Curracloe and Rosslare Strand are less than 20 minutes' driving distance away. There is a local bus stop 400m from 'Sienna' making Wexford Town and surrounding areas easily accessible.



‘Sienna’, Monforte Close, Coolcotts Lane, Wexford

‘Sienna’ is a charming 3-bed / 2-bath detached bungalow offering generous living accommodation extending to approximately c. 135 sq.m. / 1,453 sq. ft., with additional first floor storage space of c. 19 sq.m. / 204 sq.ft. Located in an excellent, highly sought-after area, this property enjoys a prime position opposite Scoil Mhuire National School, making it ideal for families with children. The property is nestled at the end of a private cul-de-sac, with only 4 other properties, ensuring a peaceful and secluded living environment.

Constructed in the year 2000, ‘Sienna’ is designed for comfortable family living, with well-proportioned accommodation and plenty of natural light. Inside, you'll find an entrance hallway, a spacious kitchen / dining room, a sitting room, utility room, and 3 bedrooms, including a master ensuite. The first floor offers additional storage space and a shower room adding further convenience.

Externally, the property features an enclosed rear lawn with walled boundaries, offering privacy and a safe space for children or pets to play. The block-built shed, extending to c. 15 sq.m. / 161 sq.ft. provides extra storage and there is ample room for vehicles at the front. "Sienna" offers the perfect blend of comfort, functionality, and potential, making it an ideal family home in a highly unique and desirable location.



ACCOMMODATION

Ground Floor

Entrance Porch	1.43m x 1.39m	Tiled floor.
Entrance Hallway	4.40m x 2.13m (max)	Timber floor, skylight and linen storage.
Bedroom 3	4.06m x 0.91m 4.02mx 2.44m	Timber floor and staircase to first floor storage. Timber floor, ceiling coving, centrepiece and built-in wardrobe unit.
Bedroom 2	4.07mx 4.02m	Timber floor, ceiling coving, centrepiece and built-in wardrobe units.
Family Bathroom	2.67m x 2.08m	Fully tiled, w.c., w.h.b. with vanity unit, bidet and jacuzzi bath with mixer taps.
Master Bedroom	5.23m x 3.90m	Timber floor, ceiling coving, centrepiece and built -in wardrobe units.
Ensuite	2.08m x 1.74m	Fully tiled, w.c., w.h.b. with vanity unit, shower stall with pump shower, ceiling coving and centrepiece.
Sitting Room	4.95m x 4.89m	Timber floor, ceiling coving, solid fuel stove with red brick surround and built-in storage unit.
Kitchen / Dining Room	5.77m x 3.31m	Tiled floor, floor and eye level units with tiled splashback, stainless steel sink, electric oven & hob with extractor, integrated fridge freezer and integrated dishwasher.
Utility Room	2.75m x 2.37m	Tiled floor, floor and eye level units with tiled splashback, stainless steel sink, plumbed for washing machine and dryer.

First Floor

Landing	2.12m x 1.67m	Carpet floor.
Storage Room	3.85m x 2.85m	Carpet floor.
Shower Room	2.96m x 1.77m	Lino floor, w.c., w.h.b. and shower stall with Triton t80 electric shower.

Total Floor Area: c. 135 sq.m. / c. 1,453 sq.ft.

External Accomodation

Block Built Shed 4.26m x 3.80m





Features

- Fantastic family home
- Accommodation extending to c. 135 sq.m. / 1,453 sq. ft.
- Additional upstairs storage extending to c. 19 sq.m. / 204 sq.ft.
- Proximity to Wexford town & the N25/N11 road networks
- Exceptional potential

Outside

- Enclosed rear lawn
- Walled boundaries
- Ample parking
- Positioned on a secluded cul de sac
- Block built shed extending to c. 15 sq. m. / 161 sq. ft.

Services

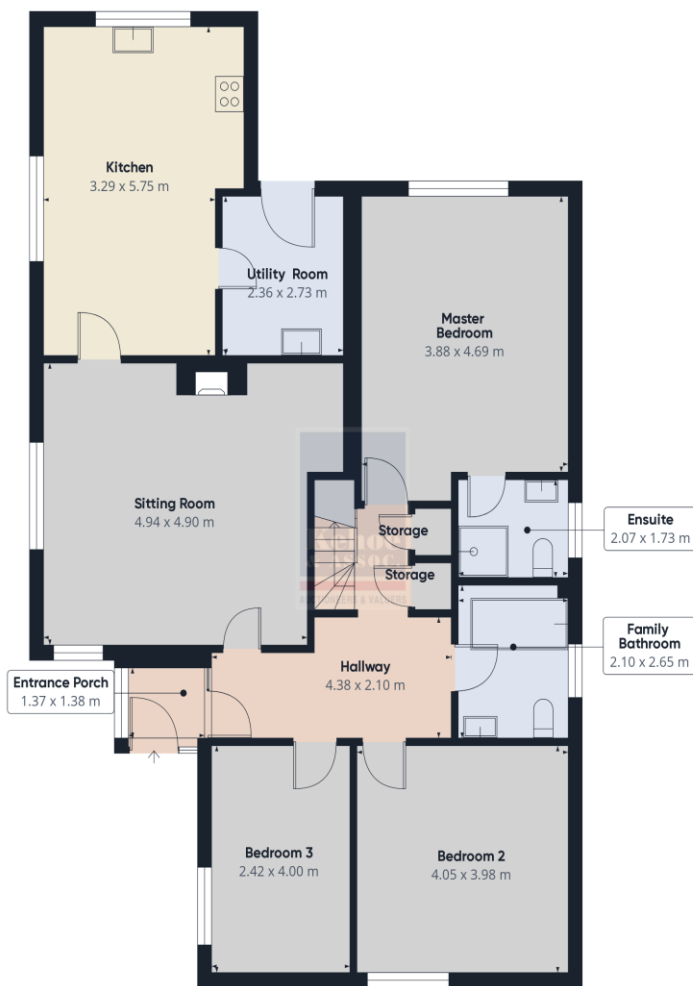
- Mains Water
- Mains Drainage
- OFCH
- ESB
- Fibre Broadband Available

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

DIRECTIONS: Eircode: Y35 K5C9







Floor 0 Building 1

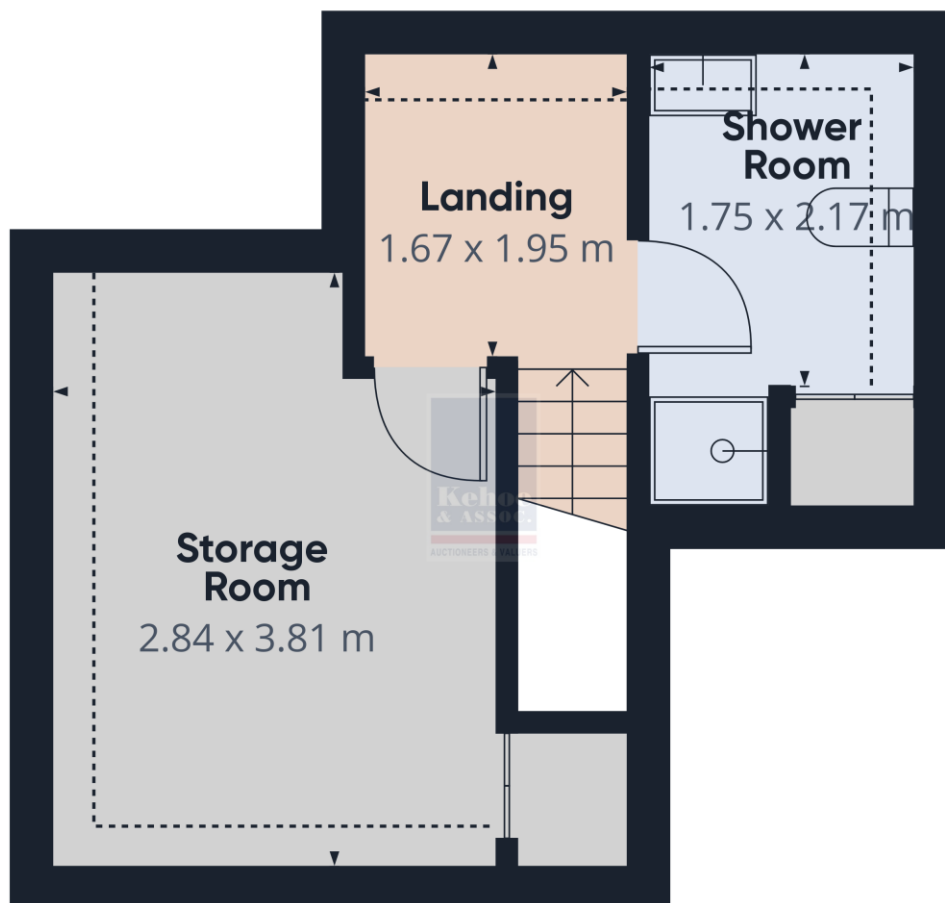
Approximate total area⁽¹⁾
122.14 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1 Building 1

Approximate total area⁽¹⁾
19.16 m²

Reduced headroom
3.42 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m

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Building Energy Rating (BER): C2 BER No. 102067204

Energy Performance Indicator: 181.71 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bobby Kehoe

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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