

FOR SALE

AMV: €350,000

File No.E252. BK



20 Shannagh Court, Coolcotts, Wexford

- Excellent 3-bed / 2-bath detached family home extending to c. 117 sq. m. / 1,259 sq. ft., incorporating a ground floor master bedroom and bathroom.
- Most conveniently located 500m from Scoil Mhuire National School, 1.7km from Wexford General Hospital and just 2km from Wexford Town's main thoroughfare.
- Positioned within a quiet cul de sac and benefitting from an enclosed rear lawn and a block-built storage shed extending to c. 16 sq. m. / 172 sq. ft.
- 20 Shannagh Court combines modern comfort with a warm, homely character, presented to market in turnkey condition.
- Accommodation briefly comprises; entrance hallway, sitting room, kitchen / dining room, 3 bedrooms, bathroom, W.C. and a shower room.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

Location

Positioned within a quiet, private cul de sac, 20 Shannagh Court enjoys a peaceful setting just 500m from Scoil Mhuire National School. The property is most conveniently located only 1.7km from Wexford General Hospital and approximately 2km from Wexford Town's vibrant main thoroughfare. This sought-after location provides excellent access to the N11 / M11 and N25 ring roads network. Wexford's bus and rail stations at Redmond Square are just a 5-minute drive away, offering direct connections to Dublin and Rosslare Europort. A wealth of amenities lie close by, including Wexford Racecourse, Aldi Supermarket, Clonard GAA Club, Wexford County Council Offices, and several well-regarded secondary schools. The renowned 'Blue Flag' beaches at Curracloe and Rosslare Strand are both within a 20-minute drive. A local bus stop located approximately 700m from the property ensures easy access to Wexford Town and surrounding areas.

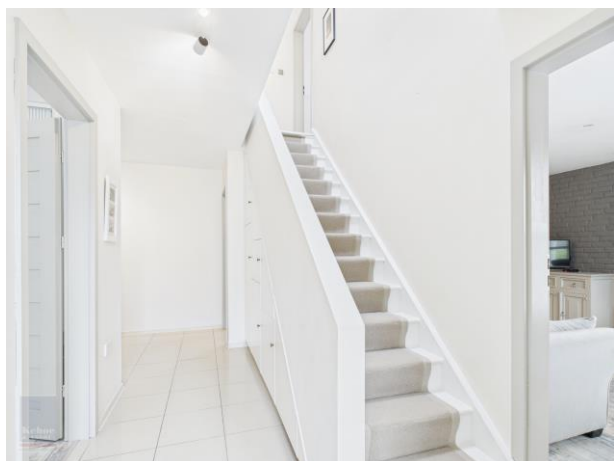


20 Shannagh Court, Coolcotts, Wexford

20 Shannagh Court is a stunning 3-bed / 2-bath detached family home presented to the market in turnkey condition. Combining modern comfort with a warm, homely character, this spacious and light-filled residence offers a welcoming atmosphere throughout, with rooms that balance functionality and charm. The interiors blend contemporary finishes with timeless appeal to create a home that feels both stylish and lived-in. Located in a sought-after residential area, this property is ideal for families with children due to its close proximity to Scoil Mhuire. The property is nestled within a private cul de sac, ensuring a secluded living environment. The property includes an electric vehicle charging point, a great addition for convenience and sustainability.

Internally, the accommodation extends to approximately 117 sq. m. / 1,259 sq. ft. The ground floor comprises an inviting entrance hallway leading to a spacious sitting room with a cosy stove, a spacious master bedroom with extensive integrated sliding wardrobes, and a well-appointed bath / shower room. To the rear lies a bright kitchen / dining area, complete with double doors opening onto the generous back garden. Upstairs, there are two large bedrooms, one currently used as a dual office / bedroom space and a shower room. Externally, the property enjoys an enclosed rear garden with walled boundaries, featuring a generous lawn and a gravelled seating area, ideal for outdoor relaxation. A block-built shed extending to approximately 16 sq. m. / 172 sq. ft. provides excellent additional storage or hobby space.

20 Shannagh Court offers the perfect blend of comfort and functionality making it an ideal family home in a desirable location within Wexford Town. Viewing of this exceptional property comes highly recommended.





ACCOMMODATION

Ground Floor

Entrance Hallway	5.02m x 2.08m	Tiled flooring and staircase to first floor and extensive understairs fitted storage units.
Sitting Room	3.58m x 0.96m 3.89m x 3.92m	Tiled flooring. Laminate flooring, solid fuel stove with tiled hearth and brick surround.
Master Bedroom	3.92m x 3.88m	Laminate flooring, extensive fitted sliding robes.
Kitchen / Dining Room	7.68m x 3.62m (max)	Tiled flooring, floor and eye level units, tiled splashback, Hotpoint washing machine, Bosch dishwasher, Bosch electric hob, extractor, oven (not working), Samsung fridge freezer and sliding door to rear garden area.
Bathroom	2.48m x 2.34m	Tiled flooring, bath, w.h.b., wall mounted towel rail, shower stall with pump shower and rainforest shower head.
W.C.	1.26m x 0.84m	Tiled flooring, w.c. and w.h.b. with vanity unit.

First Floor

Landing	3.19mx 1.91m (max)	Timber flooring.
Hotpress Bedroom 3	4.10m x 4.06m (max)	Timber flooring.
Shower room	2.24m x 1.68m	Fully tiled, w.c., w.h.b., shower stall with Triton T90si electric shower and tiled surround.
Bedroom 2	4.08m x 3.86m	Timber Flooring.

Total Floor Area: c. 117 sq. m. / c. 1,259 sq. ft.







Features

- Fantastic 3-bed / 2-bath family home
- Surrounded by excellent amenities
- Acc. extending to c. 117 sq. m. / 1,259 sq. ft.
- Proximity to Wexford Town & the N25 / N11 road networks
- Presented in turnkey condition

Outside

- Enclosed rear lawn
- Walled boundaries
- Off street parking
- Positioned within a quiet cul de sac
- Block built shed extending to c. 16 sq. m. / 172 sq. ft.

Services

- Mains Water
- Mains Drainage
- O.F.C.H.
- E.V. charging point
- ESB
- Fibre broadband available

NOTE: The electric oven in the kitchen is not working.

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

DIRECTIONS: From Redmond Square proceed up Hill Street. After the traffic lights at the top of the hill turn left and continue past the Court House. Take the 2nd exit off the roundabout onto Coolcotts Lane. Continue along Coolcotts Lane and proceed straight through the next roundabout. In 430m turn left into Shannagh Court. Take the first right turn within Shannagh Court and the property for sale is the fourth property on the right-hand-side ('For Sale' board).

Eircode: Y35 X4K0





Building Energy Rating (BER): C2 BER No. 105095541

Energy Performance Indicator: 182.57 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bobby Kehoe

Contact No: 085 7111540

Email: bobby@kehoeproperty.com

Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: info@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. PRA No. 002141

