

FOR SALE

AMV: €450,000

File No. E255.CM



“Kiltanna”, Carricklawn, Wexford

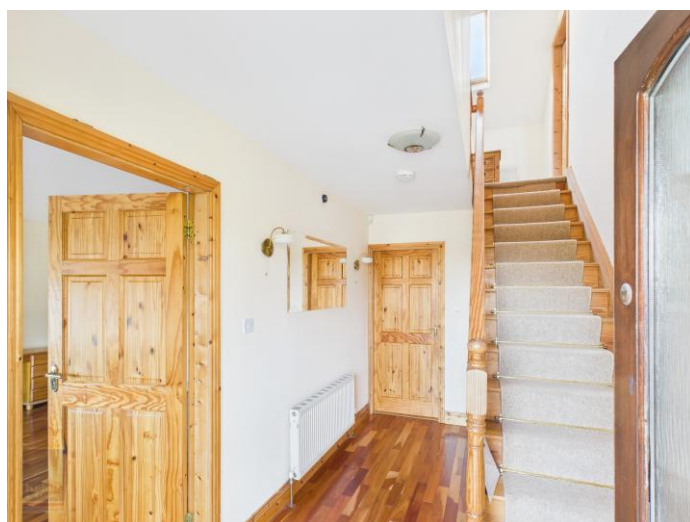
- Attractive three-bed detached home extending to approx. 148 sq.m over two floors.
- Prime residential location close to Wexford General Hospital and within walking distance of Wexford Town Centre.
- Private front parking, enclosed rear garden and extensive south-facing patio area.
- Presented in excellent condition throughout with bright, well-proportioned rooms.
- Ideal for owner-occupiers, families, or investors seeking a strong rental return.
- Close to major employers, schools, shopping and all town amenities.
- Accommodation briefly comprises, entrance hall, sitting room, kitchen/diner, sunroom, three bedrooms (1 ensuite) and large family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

“Kiltanna”, Carricklawn, Wexford

Description: Located in the sought-after Carriglawn area of Wexford, ‘Kiltanna’ enjoys an exceptional position close to Wexford General Hospital and within walking distance of the town centre. This established residential setting offers excellent access to schools, sports facilities, cafés, supermarkets, and public transport links, making day-to-day living very convenient. Major employers in the wider Wexford area—such as Wexford General Hospital, Wexford County Council, Danone, Waters Technologies, Zurich, and numerous retail and hospitality businesses—are all easily reachable, enhancing the property’s appeal for both homeowners and investors. The combination of strong local employment, a safe family-friendly environment, and proximity to all essential amenities makes this an ideal option for buyers seeking quality, convenience, and long-term value, whether as a comfortable home or a reliable investment property. There is an established childcare facility located close by. Both primary and secondary schools are within easy walking distance.

This impressive three-bed detached residence offers generous living space extending to approximately 148 sq.m and is presented in very good condition throughout. Designed with modern family living in mind, the accommodation is bright, spacious and thoughtfully laid out, allowing for flexibility in how each area is used. Well-proportioned rooms create a warm, welcoming atmosphere from the moment you enter. The ground floor comprises a comfortable living room, ideal for everyday relaxation, together with a fine kitchen and dining area. There are double bi-folding doors leading to the sunroom. This open-plan space is perfect for entertaining and family gatherings, with direct access to the extensive patio area outside. Additional ground-floor features may include a utility room, guest WC, and storage areas, depending on the internal layout. The property offers three generous bedrooms, each with good natural light. The main bedroom is well sized and includes an ensuite, while the remaining bedrooms are ideal for family members, guests, or perhaps home-office use. A well-appointed family bathroom serves the upper floor.

Outside, the property continues to impress with private parking to the front and a fully enclosed rear yard. The expansive patio provides a superb outdoor living and dining space, ideal for summer evenings and low-maintenance enjoyment all year-round.





ACCOMMODATION

Entrance Hallway	4.22m x 2.23m	With timber floor and storage beneath stairs.
Sitting Room	5.89m (max) x 4.45m	With feature fireplace with marble surround and inset, bay window, timber floors and double doors leading to:
Kitchen / Dining Room	7.21m x 2.46m	With extensive kitchen, wall and floor units, integrated oven, hob, extractor fan, Fisher & Paykel dishwasher, stainless steel sink unit with double drainer, washing machine and dryer, tiled floor and splashback. Large linen cupboard in dining area. Double doors to:
Sunroom	3.77m x 3.19m	With tiled floor, timber panelled ceiling and door to outside.
Bedroom 1	3.44m x 4.08m	With fitted wardrobes.
Ensuite	2.66m x 2.30m	In wetroom format with w.c., w.h.b., walk-in shower with Triton power shower and tiled floor to ceiling.

Staircase to First Floor

Spacious Landing Area	3.21m x 2.87m	
Bedroom 2	5.67m x 3.41m	With storage into eaves.
Bedroom 3	5.67m (max) x 3.85m	With optional ensuite through bathroom.
Bathroom	3.50m x 2.86m	With w.c., vanity unit with built-in w.h.b., corner shower stall with power shower, jacuzzi bath with tiled surround and tiled floor.

Total Floor Area: c. 148 sq. m. (c. 1,593 sq. ft.)





Features

- Walking distance to all amenities
- Property is in excellent condition
- Ready for immediate occupation
- 5 minutes walk from Wexford General Hospital
- Close to schools and supermarkets

Outside

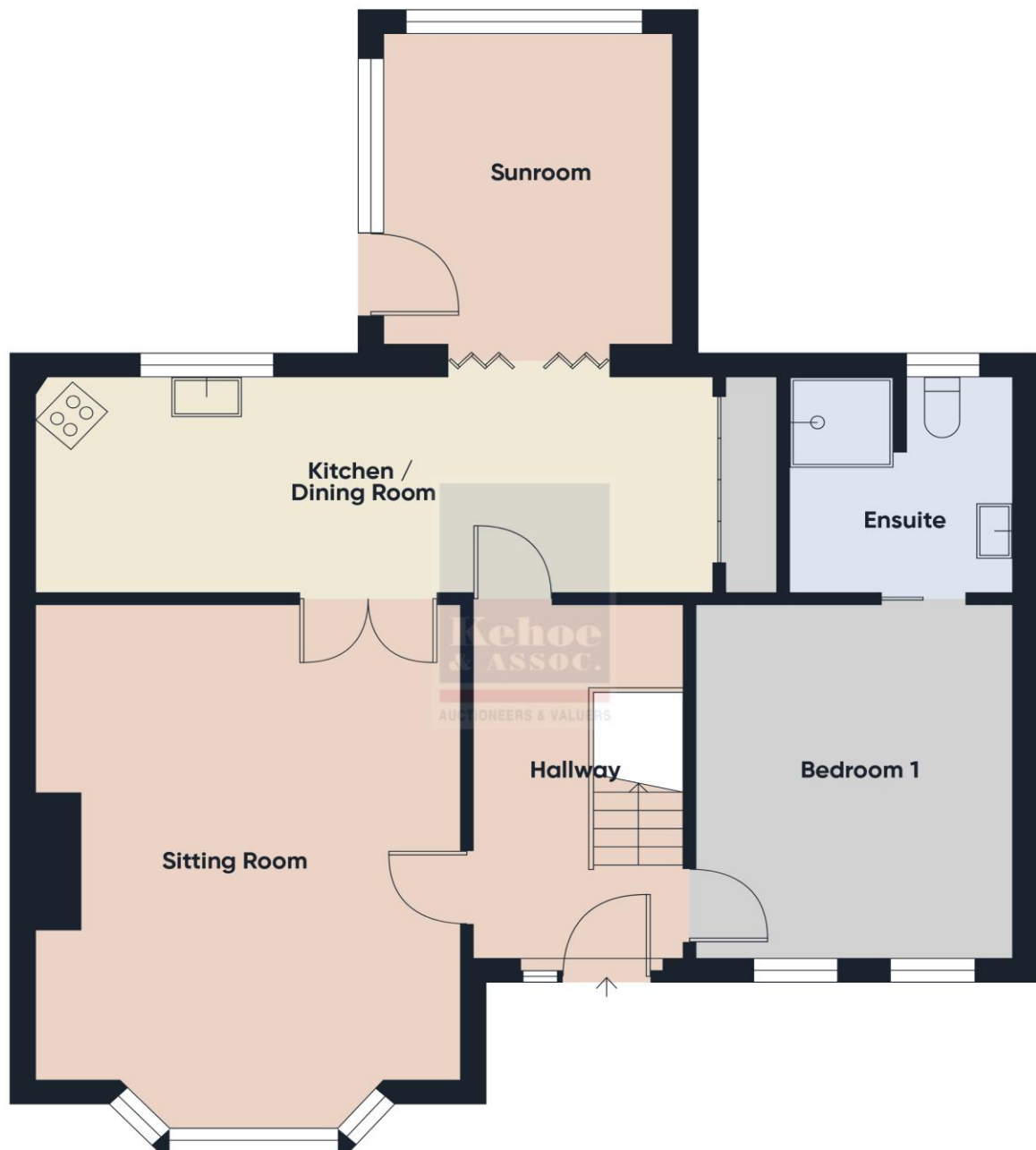
- Private enclosed site
- Tarmadamed kerbed driveway
- Entrance piers
- Side access
- Extensive patio area in cobblelock
- Concrete garden shed.

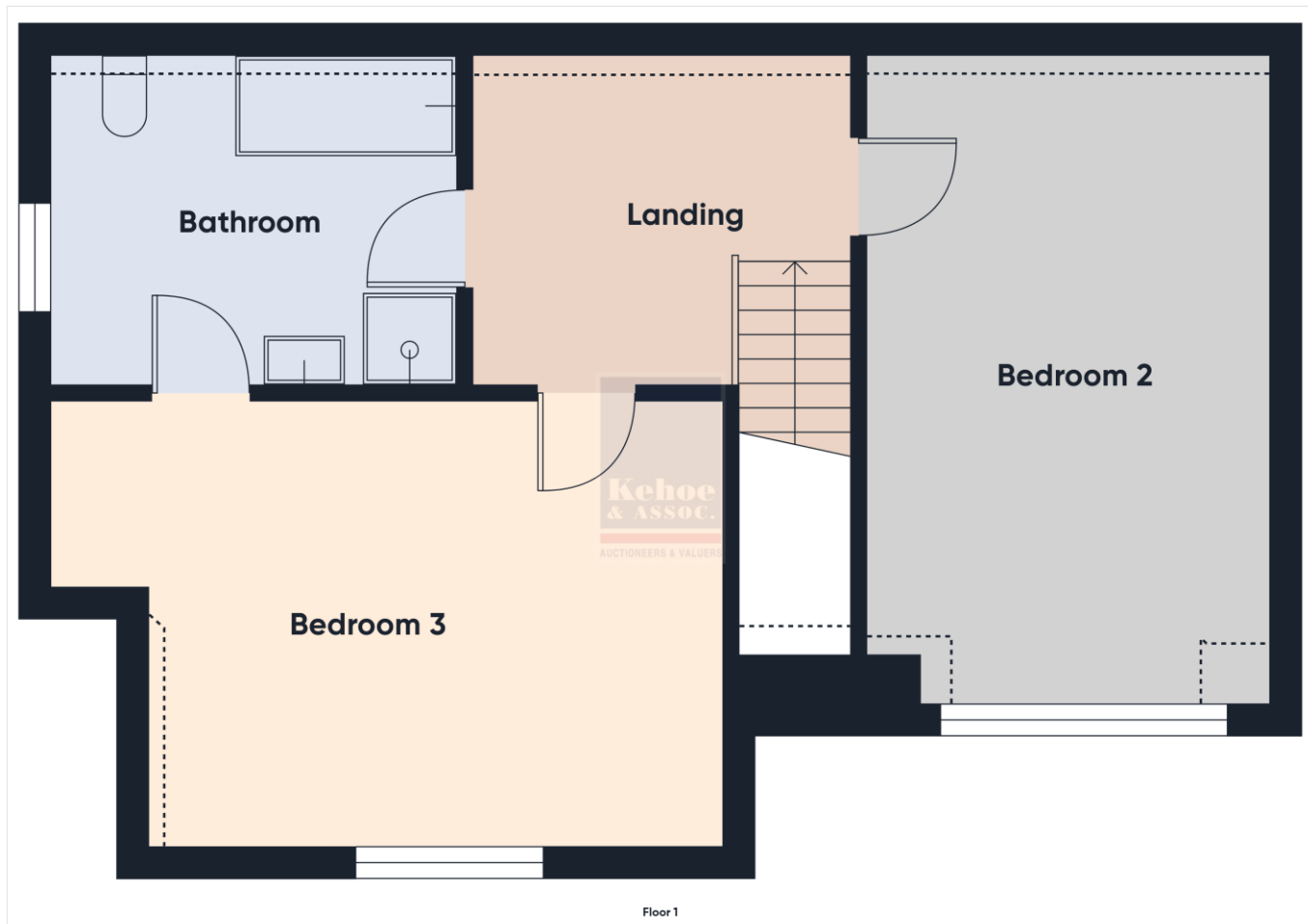
Services

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

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

DIRECTIONS: In Wexford Town proceed out the Newtown Road until to you come to the traffic lights with Wexford General Hospital on the right handside. Turn left heading for Coolcotts, the property for sale is approximately 300m on the right handside side, just before the rounabout. (For Sale Sign) **Eircode Y35 A4A7**





Building Energy Rating (BER): C2 BER No. 118988971
Energy Performance Indicator: 183.5 kWh/m²/yr

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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