

FOR SALE

AMV: €309,500

File No.d759. BK



6 Hunters Court, Coolcotts, Wexford

- Excellent 4-bed / 3-bath detached family home extending to c. 115 sq.m. / 1,238 sq.ft. with a spacious double bedroom on the ground floor.
- Positioned in a quiet cul-de-sac development of only 10 properties.
- Superbly located just 500m from Scoil Mhuire National School, 1.8km to Wexford General Hospital, 2.5km to the N11/N25 ring road and 2.5km to Wexford Town.
- No.6 Hunters Court is not overlooked from the front or rear and has views of Wexford Racecourse from the first floor.
- Freshly decorated and benefits from a westerly rear aspect.
- Accommodation briefly comprises: entrance hallway, sitting room, kitchen / dining room, utility room, guest w.c. and a double bedroom on the ground floor with 3 bedrooms (master ensuite) and a family bathroom on the first floor.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

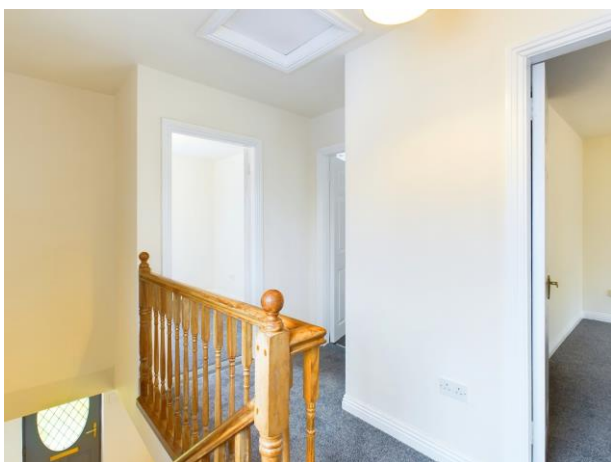
Location

Hunters Court is ideally located just 500m from Scoil Mhuire National School and 2.5km from Wexford Town's main thoroughfare. This location offers easy access to the N11/N25 ring roads network at the New Ross Road Roundabout, just 4 minutes' drive away. Wexford bus and rail stations at Redmond Square are also just a short drive away connecting you to Dublin and Rosslare Europort. Hunters Court 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. There is a local bus stop less than 1km from Hunters Court.



6 Hunters Court, Coolcotts, Wexford

Kehoe & Associates are delighted to present No.6 Hunters Court to market. Nestled in the quiet cul-de-sac development of Hunters Court, this spacious 4-bedroom residence presents an ideal family home in a sought-after location in Wexford Town. The property is not overlooked to the front or the rear and boasts views of the nearby Wexford Racecourse from the first floor. At ground floor level, the accommodation comprises an entrance hallway, kitchen / dining room, utility room, double bedroom, guest w.c. and a spacious living room complete with an inviting open fireplace. French doors lead from the kitchen to a private, enclosed rear garden. Mature foliage offers privacy and shelter in the rear garden which benefits from a sunny westerly aspect. Upstairs, the home features 3 bedrooms, including the master bedroom ensuite, and a family bathroom. No. 6 Hunter's Court benefits from off-street parking and is presented to market freshly decorated throughout. This property would be suitable for a wide range of purchasers and is surrounded by all the amenities Wexford has to offer. Viewing of this impressive family home comes highly recommended.



ACCOMMODATION

Ground Floor

Entrance Hallway	4.77m x 1.96m	Timber floor, coat rack and staircase to first floor.
Sitting Room	4.78m x 3.87m	Timber floor, ceiling coving, open fireplace and large window overlooking front lawn.
Guest W.C.	1.84m x 0.81m	Tiled floor, w.c., w.h.b., vanity unit and wall panelling.
Bedroom 3	4.76m x 2.83m	Carpet floor and extensive built-in wardrobe units.
Kitchen / Dining Area	4.21m x 3.48m	Tiled floor, floor and eye level units, stainless steel sink, electric hob with extractor, French doors to rear garden.
Utility	2.87m x 1.61m	Tiled floor, plumbed for washing machine, coat rail and door to rear garden.

First Floor

Landing	3.59m x 2.00m (max)	Carpet floor, attic access.
Hotpress		With dual immersion.
Master Bedroom	3.69m x 2.88m	Carpet floor, built-in wardrobe units and views of Wexford Racecourse.
Ensuite	2.37m x 0.88m	Fully tiled, w.c., w.h.b. and shower stall with Triton t90z electric shower.
Bedroom 2	3.97m x 2.90m	Carpet floor, built-in wardrobe units and bay window with window seat overlooking Wexford Racecourse.
Bedroom 4 / Home Office	2.97m x 2.78m (max)	Carpet floor,

Total Floor Area: c. 115 sq.m. / c. 1,238 sq.ft.





Features

- Detached 4-bed family home
- Acc. extending to c. 115 sq.m. / 1,238 sq.ft.
- Close to all town amenities
- Not overlooked to the front or rear
- Private development of only 10 properties
- Freshly decorated
- Well-presented throughout
- Proximity to Wexford & the N11/N25 ring road

Outside

- Private enclosed rear garden
- Off-street parking
- Side access
- Mature foliage offering privacy
- Concrete entrance driveway
- Westerly rear aspect
- Views of Wexford Racecourse
- Quiet cul-de-sac development

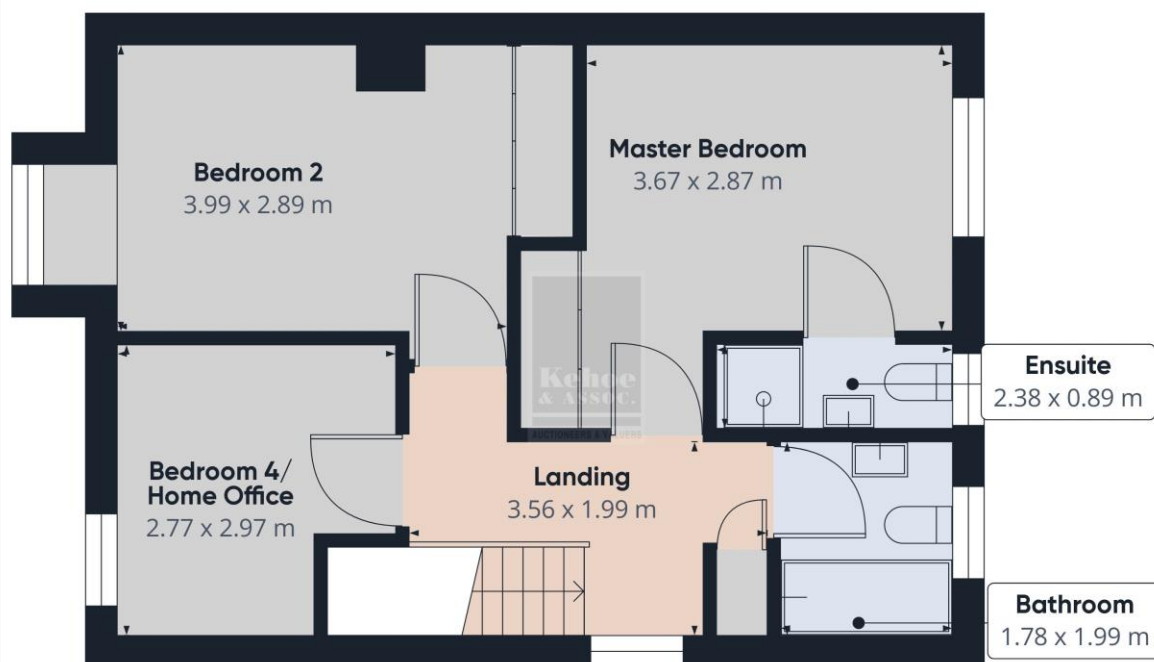
Services

- Mains water
- Mains electricity
- Mains drainage
- OFCH
- Fibre broadband available
- Wired for alarm system

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

DIRECTIONS: Eircode: Y35 H7F3





Approximate total area[®]
45.66 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 are based on RICS IPMS 3C standard.

GIRAFFE 360

Floor 1

Building Energy Rating (BER): D1 BER No. 117652099

Energy Performance Indicator: 235.47 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

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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