

FOR SALE

AMV: €205,000

No. c990.BF



76 Mount Prospect Dale Clonard, Wexford

- Excellent 3 bed semi-detached family home extending to c. 93 sq.m. / 1,001sq.ft.
- Conveniently located, within easy reach of all Wexford Town amenities.
- Only a couple of minutes driving distance from Wexford's Ring Road & National Roads Network.
- Accommodation briefly comprises; entrance hallway, sitting room, kitchen, guest w.c, 3 bedrooms (1 en-suite), bathroom and hotpress.
- Extensive rear garden with southerly aspect, paved patio area and nicely planted flower beds.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

76 Mount Prospect Dale, Clonard Wexford

Excellent 3 bedroom semi-detached family home in this quiet cul-de-sac location within easy reach of all Wexford town amenities, shop, pharmacy, butcher's shop, primary school, church and Clonard Industrial Estate are all within easy walking distance of the property. Only a couple of minutes' drive from Wexford's Ring Road and National Roads Network. The property has been well maintained over the years and is presented in mint condition throughout and ready for immediate occupation. Well fitted kitchen with all appliances included in the sale. Offering generously proportioned, well laid out accommodation, perfect for a growing family.

Garden to the front and rear and 3.3m wide side access, offering additional off-street parking or potential to extend (SPP). Enclosed garden to the rear with lovely sunny aspect and paved patio area, perfect for outdoor dining. This property has much to offer any purchaser, family or investor.

Early viewing of this conveniently located 3 bedroom property comes highly recommended, contact Wexford Auctioneers Kehoe & Assoc. on 053 9144393



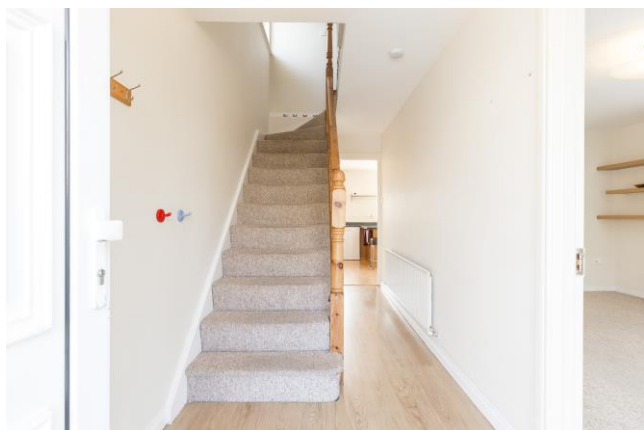
ACCOMMODATION

Entrance Hallway	5.18m x 1.78m	With laminate floor.
Sitting Room	4.75m x 3.34m	With open fireplace and built-in shelving.
Kitchen	5.25m x 3.98m	With excellent range of built-in floor and eye level units, integrated gas hob, electric oven, extractor, fridge-freezer, dishwasher, washing machine and tumble dryer. Laminate floor and sliding patio doors to rear garden.
Guest W.C.	1.49m x 0.80m	With w.c, w.h.b. and laminate floor.

First Floor

Bathroom	2.02m x 1.96m	Bath with shower mixer taps, w.c., w.h.b., part-tiled walls and tiled floor.
Bedroom 1	4.13m x 3.12m	With built-in wardrobes and shower room en-suite.
En-suite	1.99m x 1.47m	With tiled shower stall, w.c. and w.h.b.
Hotpress		With dual immersion
Bedroom 2	3.30m x 2.82m	With built-in wardrobes.
Bedroom 3	2.77m x 2.29m	

Total Floor Area: c. 93 sq.m. / 1,001 sq.ft.





Features

- Mature development
- Quiet cul-de-sac location
- Within walking distance of excellent amenities
- Presented in mint condition.

Outside

- Concrete drive to the front and nicely planted garden - 3.3m wide side access
- Enclosed rear garden with lovely sunny aspect
- Extensive paved patio area.
- Barna shed

Services

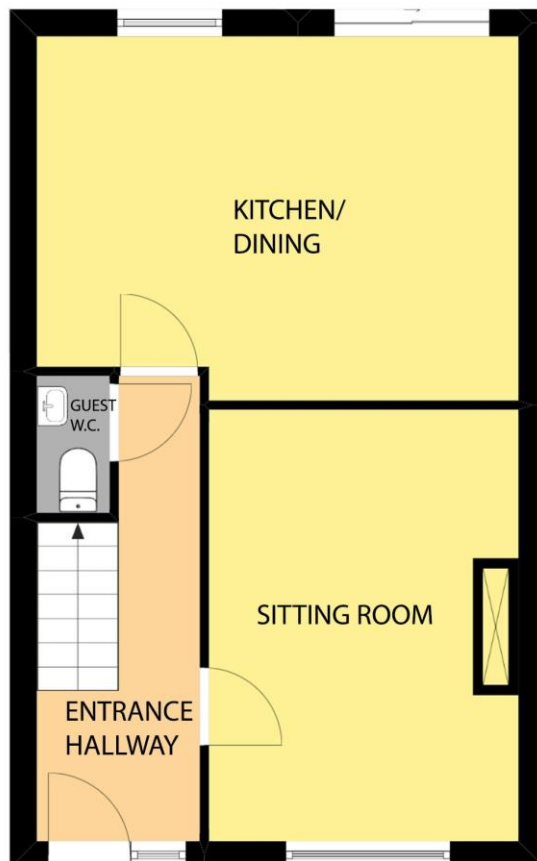
- Mains electricity
- Mains water
- Mains drainage
- OFCH

VIEWING: is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

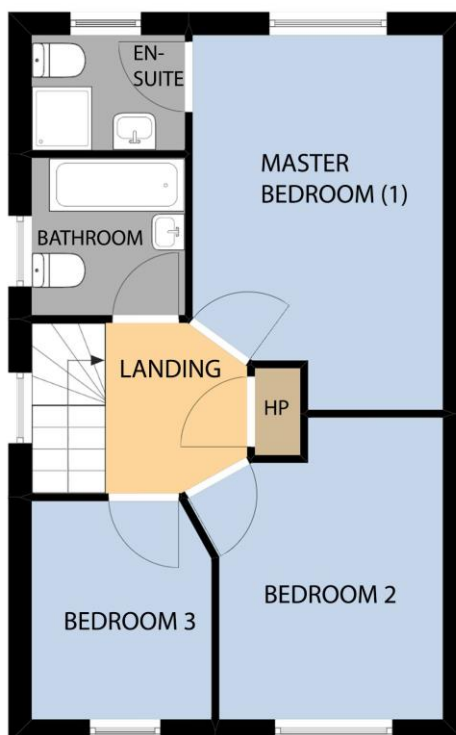
DIRECTIONS: Proceed into Mount Prospect, follow the service road through and veer left into Mount Prospect Dale, No. 76 is on the left-hand side (For Sale Sign). Eircode: Y35 R2X4



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

COPYRIGHT: SHOWCASE IMAGES.IE



Building Energy Rating (BER): C3 BER No. 114770019
Energy Performance Indicator: 215.67 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents.
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393
www.kehoeproperty.com
Email: sales@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. PRSA No. 002141

