

# FOR SALE

AMV: €435,000

File No.E310.BK



## 13 Chestnut Hill, Clonard Great, Wexford

- A beautifully finished A-rated 3-bedroom / 3-bathroom semi-detached home extending to c. 118 sq. m. / 1,270 sq. ft., presented in immaculate condition with elegant interior décor throughout.
- Positioned within the exclusive Chestnut Hill development of just 46 superior homes, only moments from Wexford Town Centre, the N25 / N11 road networks, and an excellent selection of schools, shops, cafés, and amenities.
- Contemporary interiors include new wall panelling, a stunning feature media wall with integrated electric fire in the sitting room, a high-spec bespoke kitchen with quartz worktops, and luxurious tiling in the bathrooms and ensuite.
- No.13 benefits from a westerly facing rear aspect with a paved patio area, lawn, garden shed and finished cement boundary walls, perfect for outdoor dining and easy family living.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

## Location

Chestnut Hill occupies an exceptional location within one of Wexford's most desirable developments. Positioned within beautifully landscaped grounds and just minutes from Wexford Town Centre, this highly convenient location provides effortless access to Wexford's thriving selection of boutiques, restaurants, cafés, hotels, the National Opera House, Wexford Arts Centre, and the vibrant Main Street. For everyday convenience, Whitford House Hotel & Leisure Centre, Wexford Retail Park, Clonard Village amenities, supermarkets, pharmacies and leisure facilities are only moments away.

Families will appreciate the close proximity to excellent schools including the new Loreto Secondary School, South East Technological University, primary schools, sports facilities, and all recreational amenities. This property is also perfectly positioned for those who enjoy the outdoors. Johnstown Castle Museum & Gardens and the Forth Mountain Walking Trails are both only 5km away, offering woodland and lakeside walking trails for nature enthusiasts, while the golden sands of Rosslare Strand are just 15km from your doorstep.

Positioned inside the N25 ring road at Clonard Great, this home allows seamless access to all primary routes including the N11 / M11 and N25, offering excellent connectivity for those commuting.



## 13 Chestnut Hill, Clonard Great, Wexford

13 Chestnut Hill is an immaculate and beautifully appointed A-rated home that has been freshly painted both inside and outside, presenting as a genuinely turn key property with exceptional attention to detail throughout. The level of finish is clear from the moment you enter, where new decorative wall panelling and a carefully chosen colour palette creating an immediate sense of warmth and refinement. The elegant entrance hallway leads to a beautifully presented sitting room where a feature media wall with a panelled surround and an integrated electric fire forms a striking focal point. The kitchen and dining area is particularly impressive, fitted with sleek contemporary cabinetry, quartz worktops, integrated appliances, a mirrored splashback and sliding doors that open directly onto the westerly facing rear patio. A separate utility room, a cloakroom and a guest W.C. complete the accommodation at ground floor level.

Upstairs, the landing is bright and spacious with a picture window drawing in natural light. The master bedroom is finished to an exceptional standard and includes sliding wardrobes, a feature panelled wall and a stylish ensuite. Two additional bedrooms are both generously sized, and a beautifully tiled family bathroom completes the first floor accommodation. A separate walk in wardrobe located off the landing provides further storage convenience.

Externally, the property offers a paved driveway with parking for two cars, side access, a fully enclosed rear garden with a lawn area, patio and a garden shed, all enclosed by finished cement boundary walls. No.13 is a pristine, high quality home in one of Wexford's strongest residential locations and is an ideal choice for families, first time buyers or anyone seeking effortless modern living.

With just 46 homes and extensive landscaped amenity spaces, Chestnut Hill offers a peaceful, secure, and modern community environment unlike anything else in the area.





## ACCOMMODATION

### ***Ground Floor***

Entrance Hallway	4.62m x 2.12m (max)	With wood effect tiled flooring, wall panelling and staircase to first floor.
Closet	1.38m x 1.08m	With wood effect tiled flooring.
Sitting Room	4.68m x 4.01m	With laminate flooring, integrated electric fire effect stove, tv and feature panelled surround.
Kitchen / Diner	4.68m x 4.17m	With tiled flooring, floor and eye level units with quartz countertop and splashback, integrated Bosch oven, integrated Bosch microwave, integrated Bosch dishwasher, integrated fridge freezer, Bosch electric hob with overhead Bosch extractor and sliding door to rear garden.
Utility Room	3.09m x 1.44m	With tiled flooring, floor and eye level units plumbed for washing machine and dryer.
W.C.	1.57m x 1.44m	With tiled flooring, wall panelling, w.c., w.h.b. with vanity unit and tiled splashback.

### ***First Floor***

Landing	3.82m x 2.12m (max)	With carpet flooring and wall panelling.
Linen Storage		
Walk-in Wardrobe	1.38m x 1.07m	With carpet flooring, fitted shelving and hanging rails.
Bedroom 3	2.98m x 2.90m (max)	With laminate flooring and wall panelling.
Bedroom 2	3.42m x 3.24m	With carpet flooring.
Family Bathroom	2.36m x 1.85m	Fully tiled, w.c., w.h.b. with vanity unit and bath with mixer taps.
Master Bedroom	4.40m x 4.01m	With carpet flooring, fitted sliding robes and feature wall panelling.
Ensuite	2.49m x 1.50m	Fully tiled, w.c., w.h.b. with vanity unit and shower stall with pump shower.

**Total Floor Area: c. 118sq. m. / c. 1,270 sq. ft.**







### Features

- Superior A-rated family home
- Presented in immaculate condition
- Bespoke finishes & stylish upgrades
- Pressurised showers and quality bathroom tiling
- Freshly painted throughout
- Acc. extending to c. 118 sq. m. / 1,270 sq. ft.
- Minutes from Wexford Town Centre
- Immediate access to N11 / N25 road networks
- Constructed in 2021
- Insert electric fire with panelled surround

### Outside

- Exclusive 46-home development
- Enclosed rear lawn
- Westerly facing rear aspect
- Side access
- Parking for two vehicles
- Paved driveway
- Rear patio area
- Garden shed
- Finished cement walled perimeter

### Services

- Mains water
- Mains drainage
- Air-to-water heating system
- ESB
- Fibre broadband available
- Wired for alarm
- Wired for EV charging

**NOTE:** This home is offered for sale partially furnished.

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

**DIRECTIONS:** Eircode: Y35 K24E





**Building Energy Rating (BER): A2 BER No. 113714588**

**Energy Performance Indicator: 42.47 kWh/m<sup>2</sup>/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