

FOR SALE

AMV: €195,000

File No. d864.BF



112 Mount Prospect, 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.
- Private enclosed rear garden with ample play space and paved patio area perfect for outdoor dining. Wide side access offering additional off-street parking or potential to extend SPP.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**

112 Mount Prospect, Clonard, Wexford

Description: Excellent 3 bedroom semi-detached family home in this mature development within easy reach of all Wexford town amenities. Local shop, pharmacy, butcher's shop, primary/secondary schools, 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 offers bright spacious accommodation with sitting room, kitchen and guest toilet on the ground floor and 3 generous bedrooms (one ensuite) and family bathroom at first floor level.

Garden to the front and rear and 3.3m wide side access, offering additional off-street parking or potential to extend (SPP). Private enclosed rear garden with ample play space 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

Ground Floor

Entrance Hallway	5.10m x 1.78m	With laminate floor.
Sitting Room	4.74m x 3.35m	With open fireplace and laminate floor.
Kitchen	5.25m x 3.99m	With built-in floor and eye level units , hob, extractor, oven, washing machine, fridge freezer, part tiled walls, part tiled and part laminate floor. Sliding patio doors to rear garden.
Toilet	1.48m x 0.80m	With w.c., w.h.b. and tiled floor.

First Floor

Bathroom	1.97m x 2.01m	Bath with shower mixer taps, w.c., w.h.b. and part tiled walls.
Bedroom 1	4.13m x 3.15m	With built-in wardrobe and ensuite.
Ensuite	1.97m x 1.48m	Tiled shower stall with electric shower, w.c. and w.h.b..
Hotpress		With dual immersion.
Bedroom 2	3.28m x 2.85m	With built-in wardrobe.
Bedroom 3	2.78m x 2.28m	With built-in wardrobe.

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





Features

- Mature development
- Within walking distance of excellent amenities
- Ideal family home

Outside

- Concrete drive to the front - 3.3m wide side access
- Private enclosed rear garden with ample play space
- Paved patio area.
- Barna shed

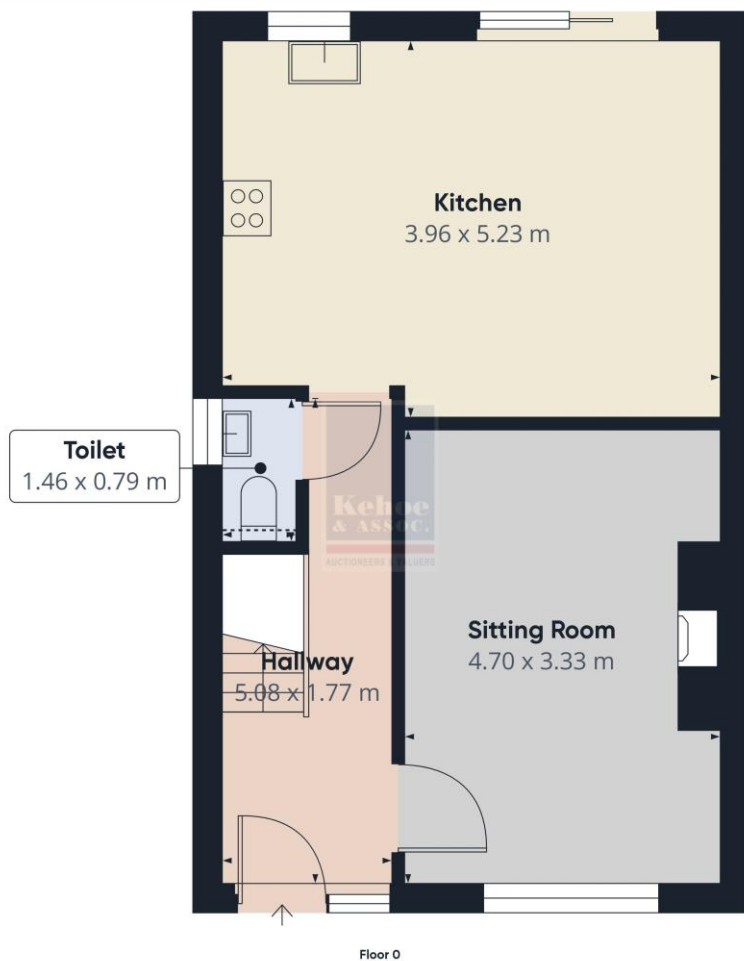
Services

- Mains electricity
- Mains water
- Mains drainage
- OFCH

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

DIRECTIONS: Eircode Y35E6P4





Approximate total area⁽¹⁾
44.32 m²

Reduced headroom
0.07 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m

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.

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Approximate total area⁽¹⁾
40.71 m²

(1) Excluding balconies and terraces

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Building Energy Rating (BER): C2 BER No. 117989905
Energy Performance Indicator: 193.91 kWh/m²/yr

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

Selling Agent: Bernie Farrell

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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