

FOR SALE

AMV: €235,000

File No. c946.CM



12 The Chase, Coolcotts, Wexford

- Spacious 3 bedroom family home extending to c. 118 sq. m. / c. 1,270 sq. ft.
- Most conveniently located on the outskirts of Wexford Town surrounded by a host of amenities.
- Well maintained, presented to the market in excellent condition.
- Easy to maintain south facing rear garden.
- Accommodation comprises of; entrance hallway, sitting room, open plan kitchen/dining room, 3 spacious bedrooms and a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

12, The Chase Coolcotts, Wexford

12 The Chase is presented to the market in excellent condition. This spacious 3-bedroom semi-detached property extends to c. 118 sq. m. / c. 1,270 sq. ft. and is laid out over three floors.

It is situated in a prime location with easy access to Wexford Town and all its amenities. This property is adjacent to 'Eleanor's Preschool & Afterschool' with Scoil Mhuire, Wexford Gymnastics Club and Londis Supermarket all on your doorstep. Aldi, Wexford Racecourse, Wexford General Hospital, Wexford County Council and St. Peter's College Secondary School are all only a stone's-throw away.

Upon entry into the property is a bright entrance hallway adorned with polished ceramic floor tiles which run seamlessly into the open plan kitchen/dining area. There is useful storage space beneath the staircase. The kitchen is finished to a high standard throughout and the south facing back garden is accessible through French Doors off the dining room which also augment the light throughout the room. The back garden is easy to maintain with a substantial block-built garden shed to the rear for storage. An open fireplace is the focal point of a cosy sitting room which features a granite hearth. The first floor comprises two sizeable double bedrooms and a family bathroom with the master bedroom on the second floor. The master bedroom provides ample space and light through dual velux windows and incorporates an office area. There is also storage space under the eaves. High speed broadband is available in the area creating a perfect space for those who are now working remotely. This property has huge potential for a couple with a young family or investors alike.

For further details and appointment to view contact the sole selling agents Kehoe & Associates at 053 9144393 or by email: info@kehoeproperty.com.



ACCOMMODATION

Entrance Hallway	3.83m x 1.91m (max)	Tiled flooring, staircase to first floor, understairs storage
Sitting Room	4.61m x 3.60m	Carpet flooring and open fireplace
Kitchen/Dining Area	5.63m x 3.93m	Tiled flooring, floor and eye level units, tiled splashback, stainless steel sink, plumbed for dishwasher, electric oven, hob with extractor fan, double doors to the rear garden
First Floor		
Landing	5.27m x 2.05m	Carpet flooring, staircase to second floor
Bedroom 3	3.50m x 3.02m	Carpet flooring, built-in storage units
Bedroom 2	4.26m x 3.48m	
Bathroom	2.51m x 2.04m	Fully tiled w.c., integrated vanity w.h.b. unit, bathtub with overhead Triton T90XR electric shower
Hotpress		Dual immersion
Second Floor		
Master Bedroom	5.46m x 4.98m (max)	Carpet flooring, storage space under eaves, dual Velux windows

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





Features

- Presented to the market in excellent condition
- Bright & Spacious 3-bedroom family home
- A host of amenities on your doorstep
- Adjacent to Coolcotts primary school and Eleanor's Preschool & Afterschool
- Located towards the end of a cul-de-sac

Outside

- Concrete Driveway
- Side Access
- South Facing Rear Garden
- Off Street Parking
- Substantial block-built Garden Shed

Services

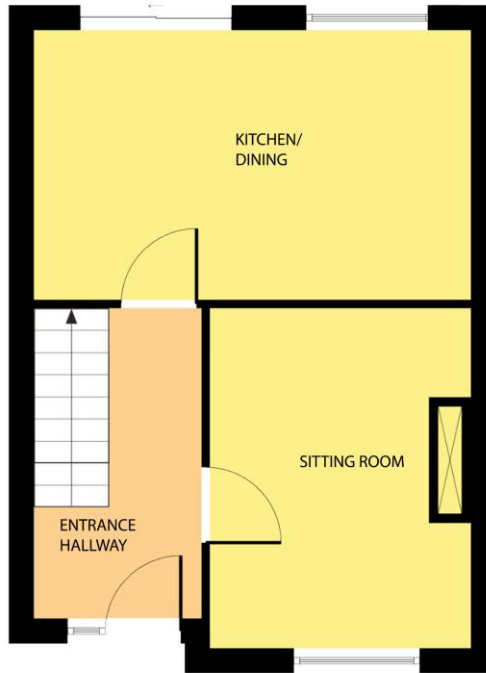
- Mains Water
- Mains Drainage
- ESB
- Eir Gigabit Fibre Broadband Available

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

DIRECTIONS: From Wexford General Hospital turn off the Newtown Road onto Carricklawn. After 500m, at the roundabout, turn right onto Coolcotts Lane. Turn right into The Chase after 200m. No. 12 is towards the rear of the development on the right-hand side. For Sale Sign. **Eircode: Y35V9K0**



GROUND FLOOR

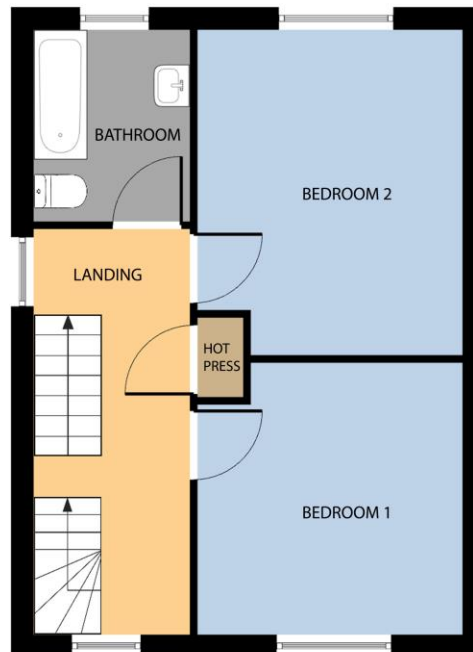


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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.

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FIRST FLOOR

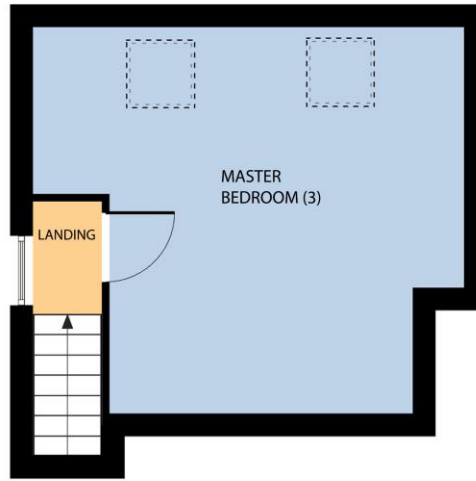


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SECOND FLOOR



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Building Energy Rating (BER): 100798073 BER No. C3
Energy Performance Indicator: 51.26 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