

FOR SALE

AMV: €270,000

File No. c403.CM



‘Belcarra’, Laurel Close, Coolcotts, Wexford

- An excellent family home, situated in a quiet cul-de-sac.
- Close to all amenities – 2 minutes’ walk to primary school.
- Accommodation briefly comprises entrance hallway, sitting room, living room, kitchen/dining room, sun room, utility room, guest w.c., 4 bedrooms (2 en-suite), bathroom.
- Viewing is strictly by prior appointment with the sole Selling agents only, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

GENERAL DESCRIPTION:

Kehoe & Assoc. present 'Belcarra', a 4 bed detached bungalow in good condition on a large private site. This deceptively spacious home is exceptionally well positioned in a quiet cul-de-sac, just 2 minutes' walk from an excellent primary school and most convenient to Wexford Town. It is also within 10 minutes' walk of Wexford General Hospital, Wexford County Council Buildings and the Department of Environment. 'Belcarra' offers bright, spacious and flexible living accommodation. There is a fine balance between reception space and bedrooms. Outside the gardens are in lawn and there is a tarmacadam driveway with ample parking for several cars. There is a block-built garden shed to the rear. It offers the best of both worlds, a quiet setting, yet all the conveniences of town living. There are three reception rooms, a kitchen/dining room, utility room – together with 4 bedrooms (2 en-suite) and a family bathroom. We highly recommend early viewing.

To arrange a suitable viewing time contact Wexford Auctioneers, Kehoe & Associates on 053-91444393 or by email: sales@kehoeproperty.com.



Accommodation

Entrance Hallway	3.7m x 2.66m	With tiled floor.
Sitting Room	5.10m x 4.20m	With feature fireplace, timber surround, marble inset and back boiler.
Living Room	7.17m x 3.69m	With timber floor and recessed ceiling spotlights.
Lobby Area	2.19m x 1.85m	
Kitchen/Dining Room	5.81m x 3.52m	With fitted wall and floor units, good quality high-gloss kitchen, integrated appliances including double oven, fridge freezer, plumbed for dishwasher, stainless steel sink unit with double drainer, feature island unit with breakfast bar area and integrated 4-ring hob & extractor hood. Timber panelled ceiling and recessed ceiling spotlights. Double doors leading to:
Sun Room	3.79m x 4.04m	With vaulted ceiling, timber floor covering, French doors leading to wrap-around patio area.
Utility Room	3.67m x 2.40m	With oil burner, plumbed for washing machine, stainless steel sink unit and tiled floor.
Guest W.C.	2.24m x 1.10m	
Master Bedroom	5.34m x 3.59m	With timber floor covering.
En-suite	2.29m x 2.47m.m	With w.c., w.h.b., corner shower unit with Mira power shower. Tiled floor to ceiling.
Family Bathroom	3.40m x 2.66m	Quality sanitary ware, w.h.b., corner Jacuzzi bath, w.c. and shower stall in wet-room format. Gainsborough power shower. Tiled floor to ceiling.
Bedroom 2	4.25m x 2.68m	With fitted wardrobe.
En-suite	2.52m x 1.79m	With w.c., w.h.b., shower stall, Triton power shower. Tiled floor to ceiling.
Bedroom 3	3.30m x 2.67m	With fitted wardrobes.
Bedroom 4	3.34m x 2.65m	With timber floor covering.
Rear Hallway	9.20m x 0.96m	Hotpress with dual immersion water heater and fitted shelving.

Total Floor Area: c. 200 sq. m. (c. 2, 153 sq. ft.)

Building Energy Rating (BER): E1

BER No.: 112567052

Energy Performance Indicator: 310.69 kWh/m²/yr

Features

- Property in good order.
- Quiet cul-de-sac location.
- Adjacent to excellent primary school
- Excellent kitchen.
- Extensive and flexible accommodation.
- Ready for immediate occupation.
- uPVC double glazing.
- Private corner site.

Outside

- Site extends to c. 0.12 ha / 0.296 acres with gardens in lawn.
- Extensive patio area.
- Concrete block-built workshop/shed.
- Landscaped areas to front.
- Tarmacadam kerbed driveway
- Parking for several cars.

Services

- Mains water.
- Mains drainage.
- ESB.
- Telephone.
- OFCH.

DIRECTIONS: In Wexford town proceed out the Newtown Road passing Wexford General Hospital on the right hand side. Turn left at the traffic lights, passing Newlands and onto to the next roundabout. Take a right turn at this roundabout up Coolcotts Lane passing Scoil Mhuire Primary School on the left hand side. Turn right into Laurel Close and the property for sale is the second house on the left hand side (For Sale sign). Eircode Y35 E1X3.





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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PRSA Registration No.: 00214



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