

# FOR SALE

AMV: €185,000

No. c902.CM



## 133 Mount Prospect, Clonard, Wexford

- **Excellent 3 bedroomed semi-detached family home in this mature development within easy reach of all Wexford Town amenities. Shop, pharmacy, butchers' shop, primary school, church, and Clonard Industrial Estate all within walking distance of the property.**
- **The property has been well maintained over the years and is presented to the market in good condition throughout. Offering generously proportioned well laid out accommodation perfect for a growing family.**
- **Large rear garden with ample space for outdoor toys and play area. Extensive paved patio area perfect for outdoor dining patio area. 3.3 m wide side access offering potential to extend (Subject to Planning)**
- **To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393**



**Kehoe  
& ASSOC.**

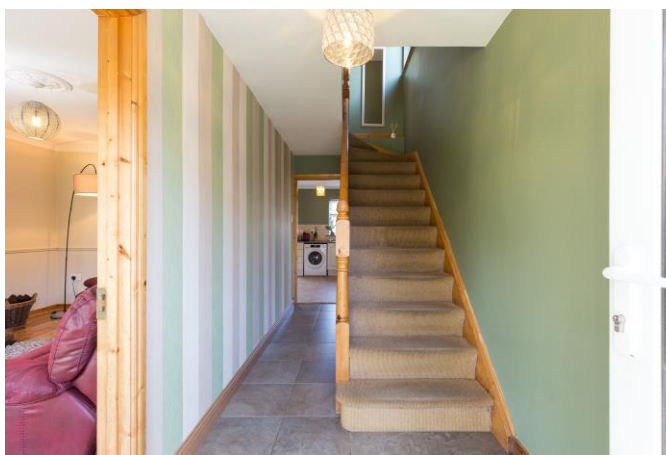
## **ACCOMMODATION**

Entrance Hallway	5.26m x 1.77m	With tiled floor.
Sitting Room	4.73m x 3.34m	Cast iron open fireplace with solid fuel stove, laminate floor ceiling cornice centre piece.
Kitchen	5.23m x 3.99m	With built-in floor and eye-level units, electric cooker, extractor, fridge-freezer, washing machine, part-tiled walls and sliding patio doors to rear garden.
Toilet	1.49m x 1.81m	With w.c, w.h.b and tiled floor.

## **First Floor**

Bathroom	1.97m x 2.03m	Bath with shower mixer taps, w.c, w.h.b, heated towel rail and tiled floor.
Bedroom 1	3.16m x 4.12m	With built-in wardrobes and shower room ensuite.
Ensuite	1.97m x 1.47m	Tiled shower stall with electric shower, w.c, w.h.b and tiled floor.
Hotpress		With dual immersion
Bedroom 2	2.83m x 3.29m	With built-in wardrobe.
Bedroom 3	2.79m x 2.29m	With built-in desk and shelving

**Total Floor Area: c. 92 sq.m. / 994 sq.ft.**



## 133 Mount Prospect, Clonard, Wexford

Excellent 3 bedroomed semi-detached family home in this mature development within easy reach of all Wexford Town amenities. Shop, pharmacy, butchers' shop, primary school, church, and Clonard Industrial Estate all within walking distance of the property. Only a couple of minutes' drive from the ring road and national roads network. The property has been well maintained over the years and is presented to the market in good condition throughout. Offering generously proportioned well laid out accommodation perfect for a growing family. Garden with concrete drive to the front and 3.3 m wide side access with gravelled finish offering additional off-street parking. This area also offers the potential to extend (SPP). Large rear garden with ample space for outdoor toys and play area. Extensive paved patio area perfect for outdoor dining patio area. This property has much to offer any first purchaser, family or investor. Early viewing of this conveniently located 3 bedroomed property comes highly recommended. Contact Wexford Auctioneers Kehoe & Associates 053-9144393.





## Features

- Mature development
- Close Wexford Town centre
- Walking distance of excellent amenities
- Presented in good condition
- Potential to extend (SPP)

## Outside

- Ample off-street parking
- 3.3m wide side access
- Spacious rear garden
- 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, take the first right and No. 133 is on the right-hand side. For Sale Sign. Y35Y3C4



**Building Energy Rating (BER): C2      BER No. 114653686**  
**Energy Performance Indicator: 190.32 kWh/m<sup>2</sup>/yr**

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

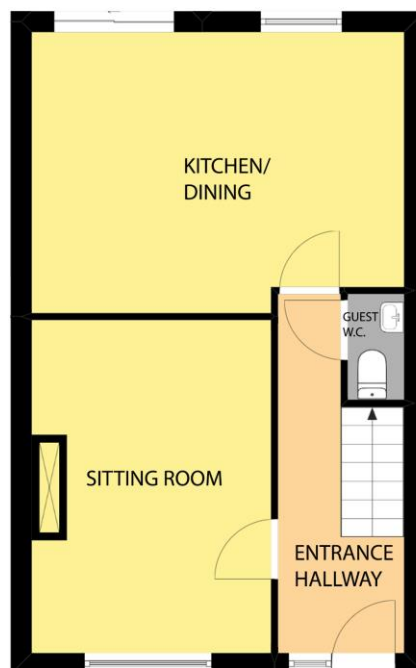
**Kehoe & Assoc.,**  
Commercial Quay,  
Wexford  
053 9144393  
[www.kehoeproperty.com](http://www.kehoeproperty.com)  
Email: [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)



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



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.

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