

FOR SALE

AMV: €195,000

No. c987.BF



137 Mount Prospect, Clonard, Wexford

- Spacious 3 bed semi-detached family home extending to c. 92 sq.m / 990 sq.ft.
- Recently redecorated and presented in excellent condition.
- 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.
- Garden with concrete finish to the front, large rear garden and paved patio area.
- Accommodation briefly comprises; entrance hallway, sitting room, kitchen, guest w.c., 3 bedrooms (1 en-suite), 3 bedrooms, bathroom & hotpress
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

137 Mount Prospect, Clonard Wexford

Excellent 3 bedroom semi-detached family home in this mature development within easy of all Wexford town amenities. Shop, pharmacy, butcher's shop, primary school, 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 has been recently decorated and well maintained over the years, it is presented to the market in excellent condition throughout. Offering generously proportioned, well laid out accommodation, perfect for a growing family.

Garden with concrete drive to the front and 3.3m wide side access offering additional off-street parking or potential to extend (SPP).

Large rear garden with ample space for outdoors toys and play area. Extensive paved patio area, perfect for outdoor dining. This property has much to offer any first time purchaser, family or investor.

Early viewing of this conveniently located 3 bedroom property comes highly recommended, contact Wexford Auctioneers Kehoe & Assoc. on 053 9144393



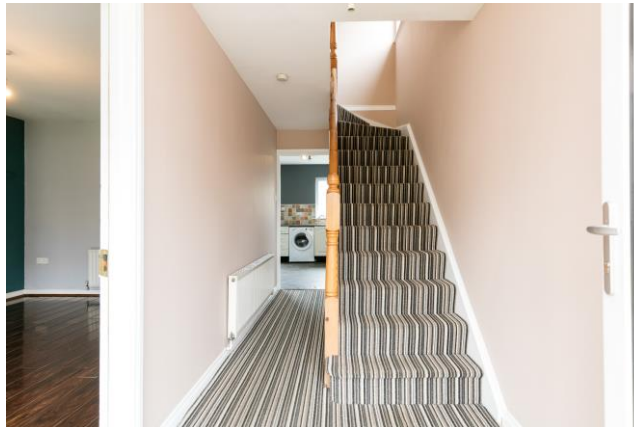
ACCOMMODATION

Entrance Hallway	5.14m x 1.80m	
Sitting Room	4.72m x 3.32m	With feature marble open fireplace and laminate floor.
Kitchen	5.22m x 4.00m	With built-in floor and eye level units, electric cooker, and washing machine. Part-tiled walls and sliding patio doors to rear garden.
Guest W.C.	1.50m x 0.79m	With w.c, w.h.b.

First Floor

Bathroom	2.01m x 1.97m	Bath with shower mixer taps, w.c., w.h.b., part-tiled walls and laminate floor.
Bedroom 1	4.13m x 3.14m	With built-in wardrobes and shower room en-suite.
En-suite	1.97m x 1.47m	Grosflich sheeted walls, tiled floor, tiled shower stall with electric shower, w.c. and w.h.b.
Hotpress		With dual immersion
Bedroom 2	3.30m x 2.82m	With built-in wardrobe and laminate floor.
Bedroom 3	2.77m x 2.30m	With built-in wardrobe.

Total Floor Area: c. 92 sq.m. / 990 sq.ft.





Features

- Mature development
- Close to Wexford Town Centre
- Within walking distance of excellent amenities
- Presented in excellent condition.

Outside

- Ample off-street car parking
- Concrete drive and garden to front
- 3.3m wide side access
- Spacious rear garden
- Extensive concrete patio area

Services

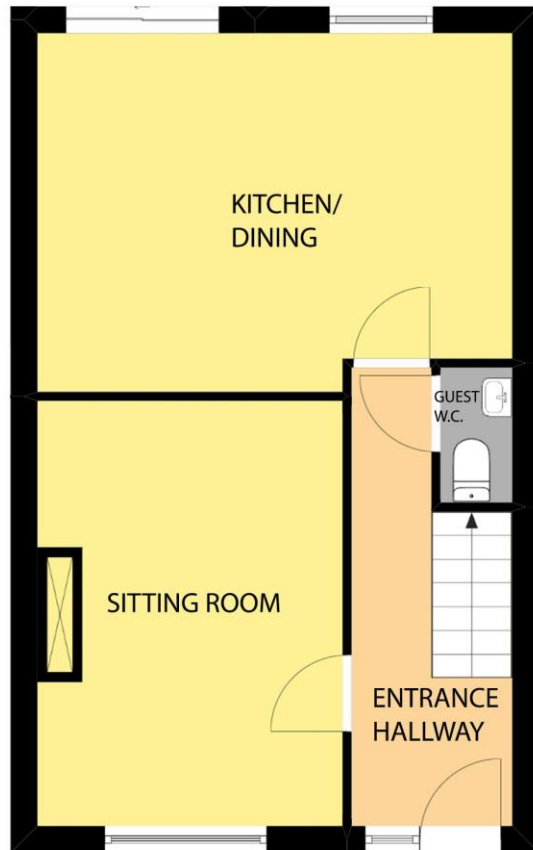
- Mains electricity
- Mains water
- Mains drainage
- OFCH

VIEWING: is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

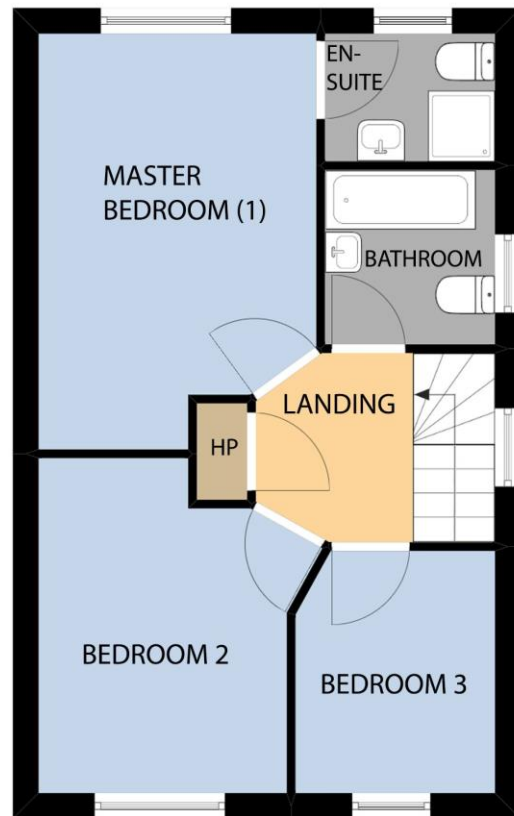
DIRECTIONS: Proceed into Mount Prospect, take the first right and No. 137 is on the right-hand side (For Sale Sign). Eircode: Y35 Y3C4



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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Building Energy Rating (BER): D1 BER No. 114788342
Energy Performance Indicator: 236.25 kWh/m²/yr

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

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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. PRSA No. 002141

