

# FOR SALE

AMV: €198,000

File No. d150BF



## 86 Mount Prospect Dale, 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.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



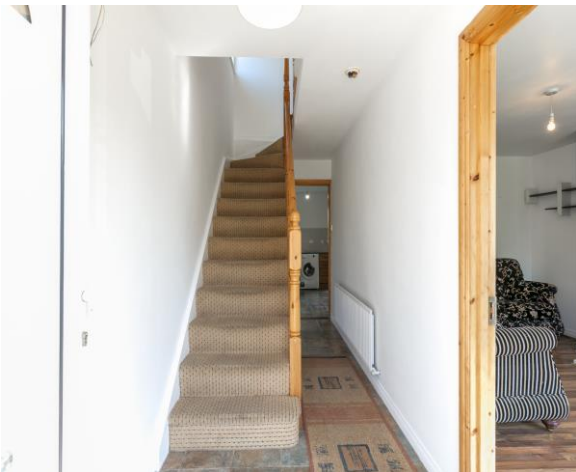
**Kehoe  
& ASSOC.**

## 86 Mount Prospect Dale, Clonard, Wexford

Excellent 3 bedroom semi-detached family home in this quiet cul-de-sac location within easy reach 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 well maintained over the years and is presented in excellent condition throughout and ready for immediate occupation including all appliances and furniture. Offering generously proportioned, well laid out accommodation, perfect for a growing family.

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**

Entrance Hallway	5.25m x 1.78m	With tiled floor
Sitting Room	4.74m x 3.34m	With feature open fireplace, laminate flooring and fitted shelving
Toilet	1.49m x 0.80m	With tiled Floor, wc and whb
Kitchen	5.25m x 3.97	With built-in Floor and eye level units, electric cooker, washing machine Fridge Freezer, tumble dryer, Freezer, part tiled walls, tiled floor, sliding patio doors to garden
<b>First Floor</b>		
Bathroom	1.95m x 2.00m	Bath with electric shower over, wc,whb and fully tiled
Bedroom 1	4.13m x 3.16m	With built-in Wardrobe, laminate floor and shower room en-suite
Ensuite	1.96m x 1.45m	Fully tiled, shower stall, wc and whb
Bedroom 2	3.30m x 2.82m	With built in wardrobe and laminate floor
Bedroom 3	2.78m x 2.29m	With laminate floor
Hot Press		With dual immersion

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



## Features

- Mature development
- Quiet cul-de-sac location
- Within walking distance of excellent amenities
- Presented in excellent condition.

## 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

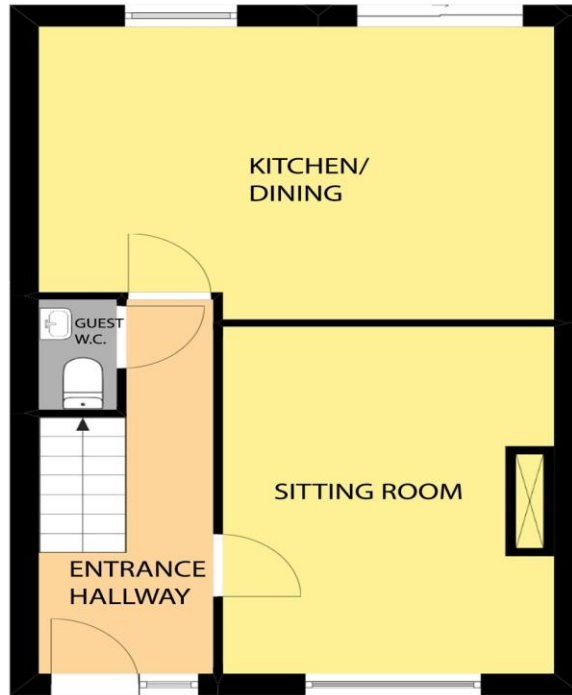
- Mains electricity
- Mains water
- Mains drainage
- OFCH

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

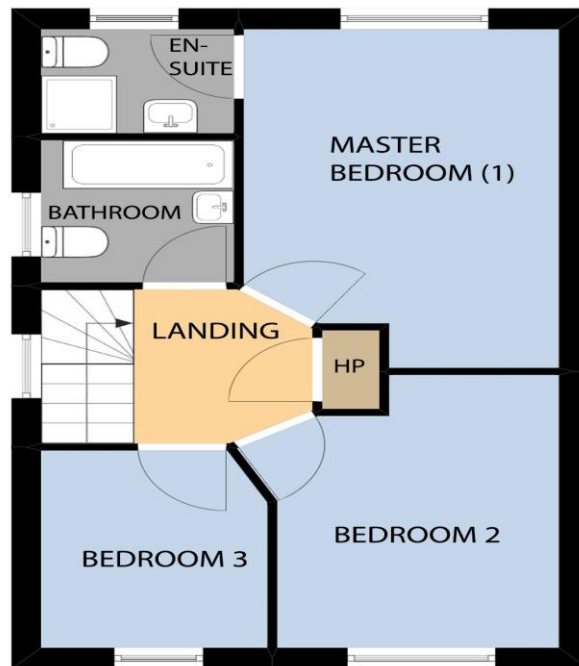
**DIRECTIONS:** Proceed into Mount Prospect, follow the service road through and veer left into Mount Prospect Dale, No. 86 is on the right-hand side (For Sale Sign). Eircode: Y35 D5P2



## 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 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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**Building Energy Rating (BER): D1    BER No. 103869772**  
**Energy Performance Indicator: 234.54 kWh/m<sup>2</sup>/yr**

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

**Kehoe & Assoc.,**

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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