

FOR SALE

AMV: €230,000

File No. d325.CWM



No. 41 Mansfield Drive, Coolcotts, Wexford

- Excellent 4 bed semi-detached residence, recently renovated
- Situated close to Wexford General Hospital. Department of Environment Offices & Wexford County Council Offices.
- Close to Coolcotts primary school all town amenities
- Accommodation briefly comprises; entrance hallway, sitting room, dining room, kitchen, ensuite bedroom on ground floor with 3 further bedrooms and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

No. 41 Mansfield Drive, Coolcotts, Wexford

Mansfield Drive is a popular residential area with easy access to all amenities in Wexford Town. No. 41 is situated in a cul-de-sac, it hosts a pretty red-brick out-building to the rear and large rear garden. The property comes with the benefit of having a large bright living room with dual sided picture windows.

This 4 bedroom semi-detached residence comes to the market in refurbished and excellent condition. There is a beautifully exposed red-brick out-building to the rear and brick arch work bridging the kitchen and dining area together.

Located near to Wexford General Hospital, Dept. Of Environment & Wexford County Buildings at Carricklawn. It is close to Coolcotts Primary School as all town amenities are nearby. This property would be an ideal family home or suitable as an investment.

Early viewing is recommended. Contact Wexford Estate Agents: Kehoe & Assoc.
053 9144393.



ACCOMMODATION

Entrance Hallway	3.67m x 1.80m	Timber laminate flooring, coving, storage beneath stairs.
Large Dual Aspect Living Room Area	7.36m x 4.17m	Timber laminate flooring, feature fireplace with open fire, cast iron insert and timber surround and tiled hearth. Beautiful curved bay window to the front and large window overlooking rear garden & red-brick outbuilding.
Dining Room	3.80m x 2.68m	Timber laminate flooring, French doors leading to south facing patio, garden and hide-away waste area. Curved archway leading to the kitchen.
Kitchen	2.56m x 2.49m	Newly installed fitted kitchen with floor & eye level cabinets, ample worktop space, large double drainer stainless steel sink unit, combi function faucet, Subway tiled splashback throughout. Space for appliances (note there are no appliances included in the sale).
Bedroom 4	3.44m x 2.43m	Timber laminate flooring, large window overlooking front garden.
En-suite	1.56m x 1.45m	Fully tiled, corner shower unit with Triton T90si shower, w.h.b. with mirror overhead, w.c. All newly renovated.

Carpeted solid timber staircase to first floor

Landing	2.79m x 1.84m	Carpet flooring, hotpress with dual fuel immersion and shelving.
Master Bedroom	4.22m x 3.66m	Timber laminate flooring, coving & ceiling rose, two windows overlooking front garden.
Bedroom 2	4.22m x 3.66m	Timber laminate flooring, large window overlooking rear garden and views of St. Peter's GAA pitch.
Bedroom 3	2.76m x 2.52m	Timber laminate flooring, window overlooking front garden.
Family Bathroom	2.49m x 1.66m	Fully tiled, bath with antique chrome faucet and separate showerhead, w.h.b. with mirror overhead, w.c.

Total Floor Area: c. 112 sq.m. / 1,205 sq.ft.







Features

- Property recently renovated.
- 4 bedrooms, 2 bathrooms.
- Generous sized living accommodation.
- Ready for immediate occupation.
- Town centre location.
- South facing garden.

Outside

- Tarmacadam driveway and gardens in lawn to the front with mature hedging.
- French doors accessing the large patio area to the south facing garden
- Beautiful red-brick out-building.
- Shared side access.
- Cleverly positioned waste disposal hide all

Services

- Mains water
- Mains sewerage
- ESB
- Telephone
- OFCH
- Siro Broadband.

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

Directions: Eircode: Y35 X4H9





Building Energy Rating (BER): E2 BER No. 116113622
Energy Performance Indicator: 374.78 kWh/m²/yr

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

Sales Agent
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