

FOR SALE

AMV: €310,000

File No.d559. BK



‘Shancarraig’, Coolcotts Lane, Wexford

- Spacious detached family home extending to c. 175 sq.m. / 1,884 sq.ft. with 4 bedrooms including a large double bedroom on the ground floor.
- Excellent location 500m from Scoil Mhuire National School, 1.8km to Wexford General Hospital, 2.2km to the N25/N11 ring road and 3km to Wexford Town.
- Set on a private plot extending to c. 0.27 acres / 0.11 hectares, with a large rear garden surrounded by mature hedging.
- Property has a tarmacadam entrance driveway, detached garage and benefits from a southerly rear aspect.
- Accommodation comprises of: entrance hallway, kitchen, dining room, sitting room, utility room, family bathroom and a double bedroom on the ground floor with 3 bedrooms and a shower room on the first floor.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

Location:

'Shancarraig' is ideally located just 500m from Scoil Mhuire National School and 3km from Wexford's main thoroughfare. This location offers easy access to the N11/M11 and N25 ring roads network, which is a mere 3 minutes' drive away. Wexford bus and rail stations at Redmond Square are a short 4-minute drive connecting you to Dublin and Rosslare Europort. 'Shancarraig' is surrounded by amenities such as Wexford Racecourse, Clonard GAA Club, Wexford General Hospital, Wexford County Council Offices, secondary schools and more. Both 'Blue Flag' beaches at Curracloe and Rosslare Strand are less than 20 minutes' driving distance. There is a local bus stop less than 1km from 'Shancarraig' making Wexford Town easily accessible.

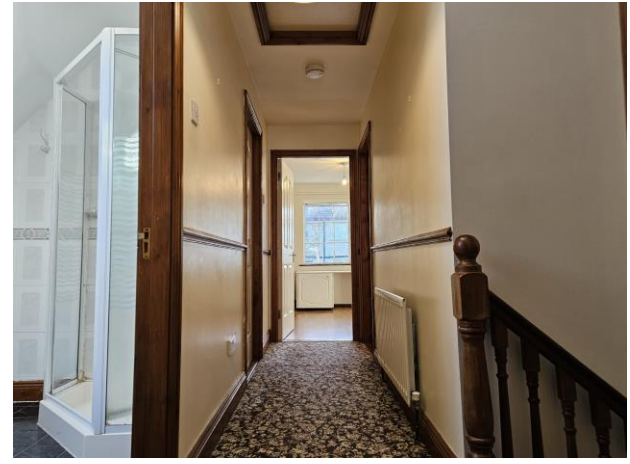


'Shancarraig', Coolcotts Lane, Wexford

Description: 'Shancarraig' is an excellent 4-bedroom detached family home extending to c. 175 sq.m. / 1,884 sq.ft. Internally, the downstairs accommodation is bright, spacious, and free flowing. The kitchen, sitting room and downstairs bedroom are all expansive. The kitchen boasts dual aspect windows with ample storage and countertop space. There is also a stand alone breakfast bar. The dining room is accessed through double doors from the kitchen and together with the sitting room features a bay window. A utility room and family bathroom complete the downstairs accommodation. Upstairs you will find two generously proportioned double rooms, a smaller bedroom and a shower room. Storage space is plentiful underneath the eaves. Externally, there is a tarmacadam entrance driveway with ample parking. There is an enclosed, private garden area to the rear which benefits from a southerly aspect and there is also a detached garage. The garden is part paved with the remainder laid out in lawn and surrounded by mature hedging.

This property would be ideally suited to a growing family. If you are looking for a spacious, detached family home in close proximity to schools, sports clubs and all town amenities, this is an opportunity not to be missed.





ACCOMMODATION

Ground Floor

Entrance Hallway	5.37m x 2.70m	Laminate floor, ceiling coving and staircase to first floor
Sitting Room	4.76m x 4.23m	Timber floor, ceiling coving, open fireplace and bay window
Family Bathroom	2.99m x 2.11m	Fully tiled, ceiling coving, bath with mixer taps, w.c., w.h.b and built-in vanity unit.
Bedroom 2	4.18m x 3.59m	Laminate floor and ceiling coving.
Kitchen	5.10m x 4.47m	Tiled floor, extensive floor and eye level units, tiled splashback, island unit with additional storage space, built-in Whirlpool double oven, built-in Whirlpool microwave, Whirlpool electric hob, extractor and double doors to:
Dining room	4.48m x 3.33m	Laminate floor and bay window.
Utility Room	3.04m x 2.12m	Tiled floor, countertop space, plumbed for washing machine and door to rear patio area

First Floor

Landing	4.09m x 1.01m	Carpet floor.
Hotpress		
Master Bedroom	5.45m x 4.53m	Carpet floor, built-in storage unit, dual aspect windows, under eave storage space.
Shower Room	2.30m x 1.54m	Fully tiled, w.c., w.h.b., shower stall Triton t90xr electric shower.
Bedroom 4	2.95m x 2.49m (max)	Laminate floor and built in storage unit
Bedroom 3	5.44m x 3.37m	Laminate floor built in storage unit and dual aspect windows.

Total Floor Area: c. 175 sq.m. / 1,884 sq.ft.



Features

- Excellent location
- Extensive accommodation
- Detached 4-bed family home
- Fully alarmed
- Proximity to Wexford & the N25/N11 ring road

Outside

- Tarmacadam entrance driveway
- Detached garage
- Mature boundaries
- Enclosed rear lawn
- Southerly rear aspect

Services

- Mains Water
- Mains Drainage
- OFCH
- ESB
- Fibre Broadband Available

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

DIRECTIONS: Eircode: Y35 W5F6



Building Energy Rating (BER): D1 BER No. 110584018

Energy Performance Indicator: 242.32 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

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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

