

FOR SALE

AMV: €430,000

File No. d735.BF



No. 23 Chestnut Hill, Clonard, Wexford

- Superb A rated family home in this stunningly landscaped development of just 46 superior quality homes. Conveniently positioned inside the ring road with easy access to all primary routes.
- Only a couple of minutes' drive from Wexford Town Centre and the fabulous Waterfront Promenade. Excellent amenities including schools, shops, church, hotels, restaurants, Wexford Arts Centre, Wexford Library, National Opera House and the bustling Main Street are all within easy reach.
- The property has been finished to a very high standard with Rockwood SPC flooring, café shutters, contemporary bathrooms with quality tiling and pressurised showers, Bespoke kitchen units with quartz worktop, integrated appliances, salt filter and drinking water filter. Ample parking to the front and enclosed garden with lovely sunny aspect to the rear.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



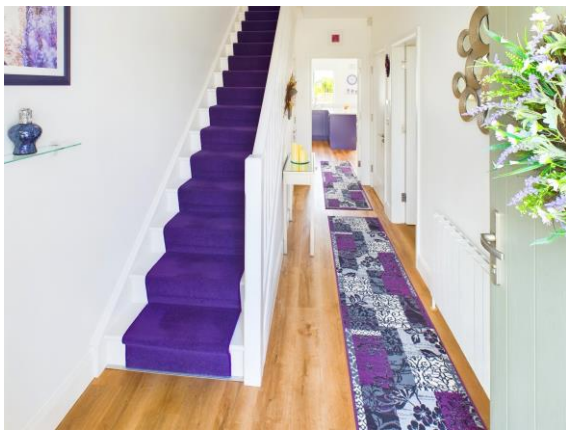
**Kehoe
& ASSOC.**

No. 23 Chestnut Hill, Clonard, Wexford

Description: Superb A rated family home in this stunningly landscaped development of just 46 superior quality homes. Conveniently positioned inside the ring road with easy access to all primary routes. Only a couple of minutes' drive from Wexford Town Centre and the fabulous Waterfront Promenade. Excellent amenities including schools, shops, church, hotels, restaurants, Min Ryan Park, Wexford Arts Centre, Wexford Library, National Opera House and the bustling Main Street are all within easy reach. There is also an excellent array of sports clubs and leisure activities and all within easy reach.

The property has been finished to a very high standard with Rockwood SPC flooring, café shutters, contemporary bathrooms with quality tiling and pressurised showers, Bespoke kitchen units with quartz worktop, integrated appliances, salt filter and drinking water filter. Fully fitted utility room offering excellent storage. Tastefully decorated in a neutral pallet with an interesting pop of colour throughout.

Garden to the front with extensive brick drive offering ample off-street parking, E.V. point and side access. Landscaped rear garden planted with a nice collection of flowering shrubs, raised planter beds, paved patio area and low maintenance finish. Lovely sunny aspect perfect for outdoor dining or a evening Barbeque. Insulated garden shed with power sockets, lights and steel shelving. Early viewing of this superb A rated family home comes highly recommended, contact Kehoe & Associates on 053-9144393.

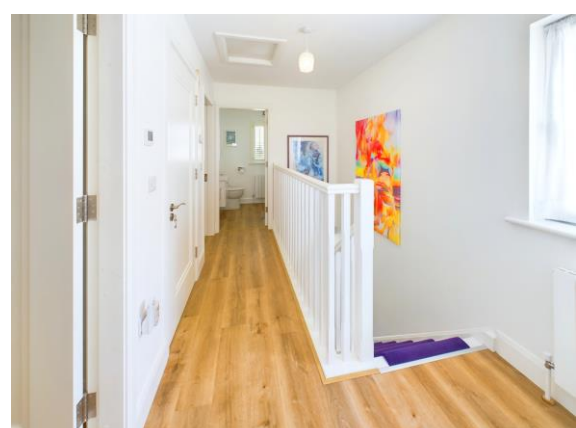




ACCOMMODATION

Ground Floor

Entrance Hallway	4.70m x 2.13m	With Rockwood SPC flooring.
Walk-in Hotpress		With central heating system.
Storage Closet / Adaptable Lift Shaft	1.08mx 1.38m	With Rockwood SPC flooring.
Sitting Room	4.70m x 4.02m	With electric stove, fitted shelving and Rockwood SPC flooring.
Kitchen	4.62m x 4.17m	With excellent range of built-in floor and eye level units, integrated fridge freezer, microwave, oven, hob, extractor, concealed bin storage, quartz worktop and splashback, Rockwood SPC flooring and sliding patio doors to rear garden.
Utility Room	3.06m x 1.50m	With excellent range of built-in storage presses, washing machine tumble dryer and Rockwood SPC flooring.
Toilet	1.58m x 1.50m	With w.c., w.h.b. and Rockwood SPC flooring.





ACCOMMODATION

First Floor

Shower Room	2.38m x 1.87m	Tiled shower stall, vanity w.h.b., w.c., part tiled walls, storage press and Rockwood SPC flooring.
Master Bedroom	4.40m x 3.76m	With excellent range of fitted wardrobes, Rockwood SPC flooring and ensuite.
Ensuite	2.53m x 1.52m	Tiled shower stall, w.c., vanity w.h.b., storage press and Rockwood SPC flooring.
Storage Closet / Adaptable Lift Shaft	1.37m x 1.10m	With Rockwood SPC flooring.
Bedroom 2	3.25m x 3.42m	With excellent range of built-in wardrobes and Rockwood SPC flooring.
Bedroom 3	2.48m x 2.90m	With built in desk, fitted wardrobes and Rockwood SPC flooring.
Hotpress		

Total Floor Area: c. 114.66 sq.m. (c. 1,234 sq.ft.)



Features

- Spacious family home
- Peaceful location
- Convenient to national roads network
- Presented in mint condition
- High quality finish
- Close to all amenities

Outside

- Extensive brick drive
- E.V. Charging Point
- Side access
- Landscaped rear garden
- Paved patio area
- Insulated garden shed

Services

- Mains water
- Mains drainage
- Mains electricity
- ASHP air source heat pump
- Fibre broad band
- Alarm system and video doorbell

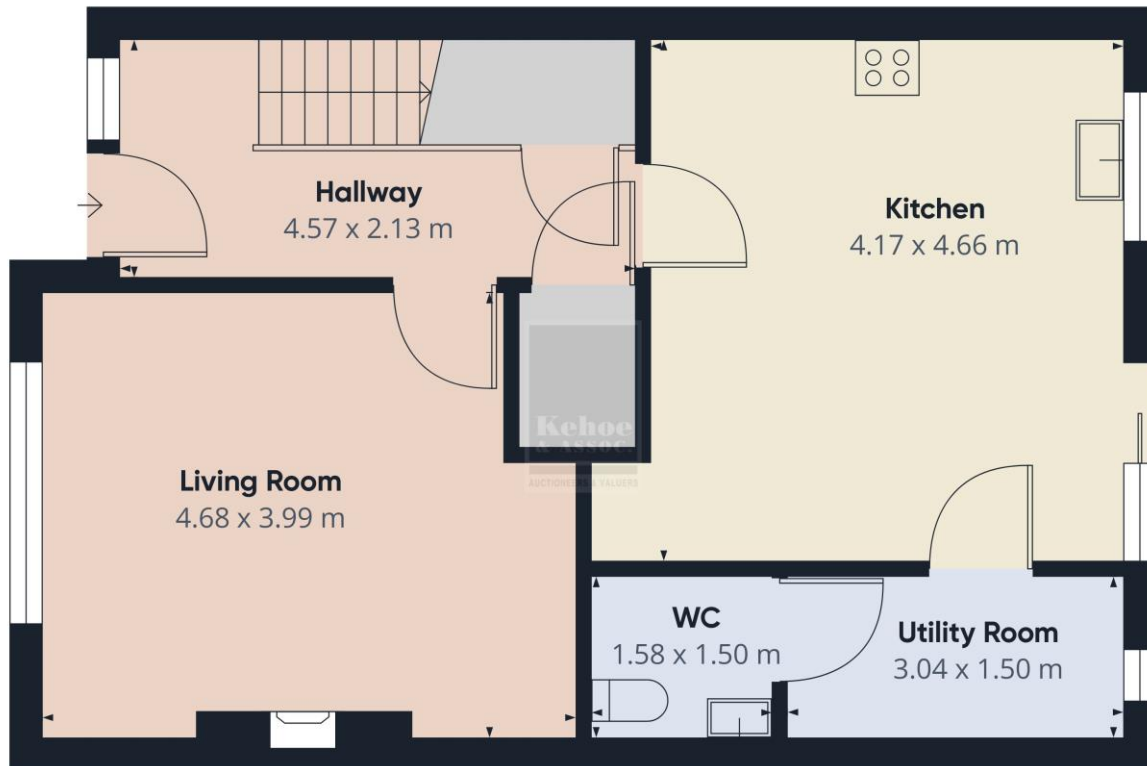
NOTE: The sale is inclusive of all curtains, blinds, light fittings, induction hob, extractor, oven, microwave, fridge freezer, washing machine, tumble dryer and garden shed.

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

DIRECTIONS: Eircode Y35CPP2







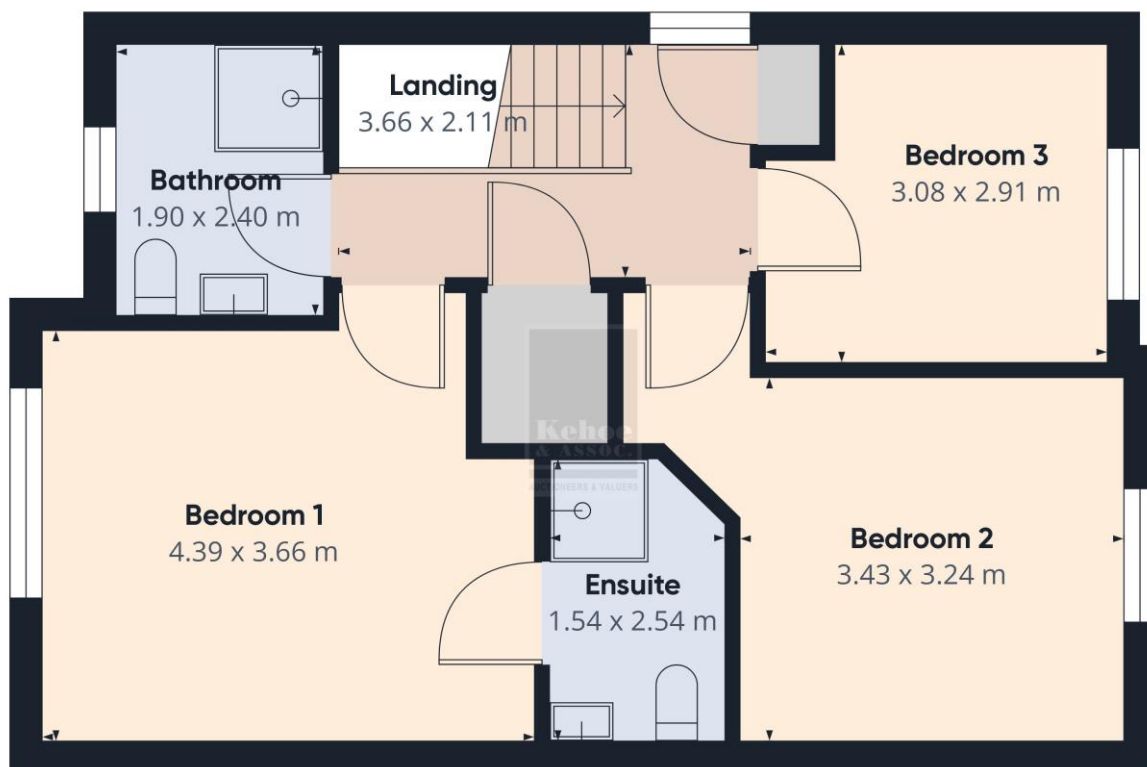
Approximate total area⁽¹⁾
56.21 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 0



Approximate total area⁽¹⁾
52.29 m²

(1) Excluding balconies and terraces

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GIRAFFE360

Floor 1

Building Energy Rating (BER): A3 BER No. 113583769
Energy Performance Indicator: 57.01 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

