

FOR SALE

AMV: €235,000

File No. A893.LM



108 Mount Prospect, Clonard, Wexford

- Excellent 3 bed semi-detached family home extending c. 91 sq. m. / 981 sq. ft.
- Conveniently located, within easy reach of all Wexford Town amenities.
- Ideal starter home and ready for immediate occupancy.
- Accommodation briefly comprises; entrance hallway, guest w.c., sitting room, kitchen/dining room, 3 bedrooms (master en-suite) family bathroom and hotpress
- Private rear garden laid out in lawn. Front lawn area with a concrete drive.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393

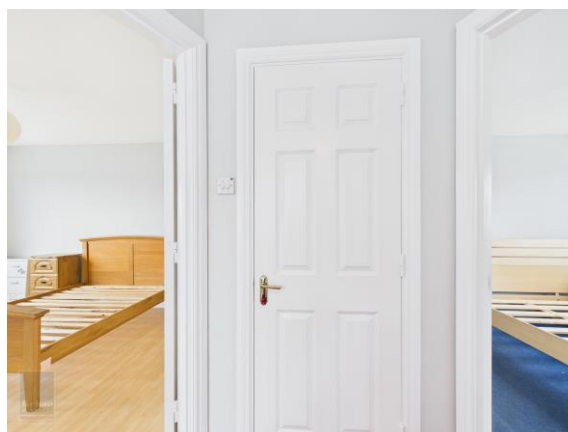


**Kehoe
& ASSOC.**

Description: This freshly painted 3 bed home is situated within walking distance of all amenities. There are excellent primary and secondary schools, supermarkets, pubs and restaurants all close by. The property itself has been well maintained and it is presented for sale in superb condition. It is ready for immediate occupation and it would be an ideal home for those seeking to enter the market at a reasonable level.

Accommodation briefly comprises; entrance hallway, guest w.c., sitting room, kitchen/dining room, 3 bedrooms (master en-suite) family bathroom and hotpress.

The gardens are laid out in lawn to front and rear and there is a concrete driveway to the front. The BER Certificate has been completed at a C3 level. All in all this is a fine family home, very well presented and viewing comes highly recommended.



ACCOMMODATION

Entrance Hallway	5.24m x 1.55m	Alarm panel, telephone point.
Guest W.C. under stairs		
Sitting Room	4.87m x 3.30m	Feature fireplace, cast iron inset with timber surround, t.v. point and ceiling coving.
Kitchen/Dining Room	5.24m x 3.99m	Fitted kitchen, wall and floor units, integrated oven, hob and extractor fan. Stainless steel sink unit with plumbing for washing machine. Ceiling coving. Tiled floor and splashback. Sliding door leading to patio area and rear garden in lawn.
Timber staircase leading to first floor		
Master Bedroom	4.11m x 3.20m	With fitted wardrobes.
En-suite		W.C., w.h.b., corner shower stall with Triton T90si electric shower. Tiled floor, half wall and shower stall.
Bedroom 2	3.47m x 2.80m	With fitted wardrobes.
Bedroom 3	2.80m x 2.16m	
Family Bathroom	2.07m x 1.95m	W.C., w.h.b., bath with shower connection above, tiled floor to ceiling.
Spacious Landing Area	2.74m x 2.10m	Hotpress off – dual immersion water heater and fitted shelving.

Total Floor Area: c. 91 sq. m. (c. 981 sq. ft.)



Features

- Property in good condition.
- Walking distance to all amenities including shops and schools.
- Overlooking large green area.
- Easy access to Wexford town.

Outside

- Concrete driveway to front.
- Gardens in lawn to front and rear.
- Timber garden shed.
- Large patio area.
- Side access.

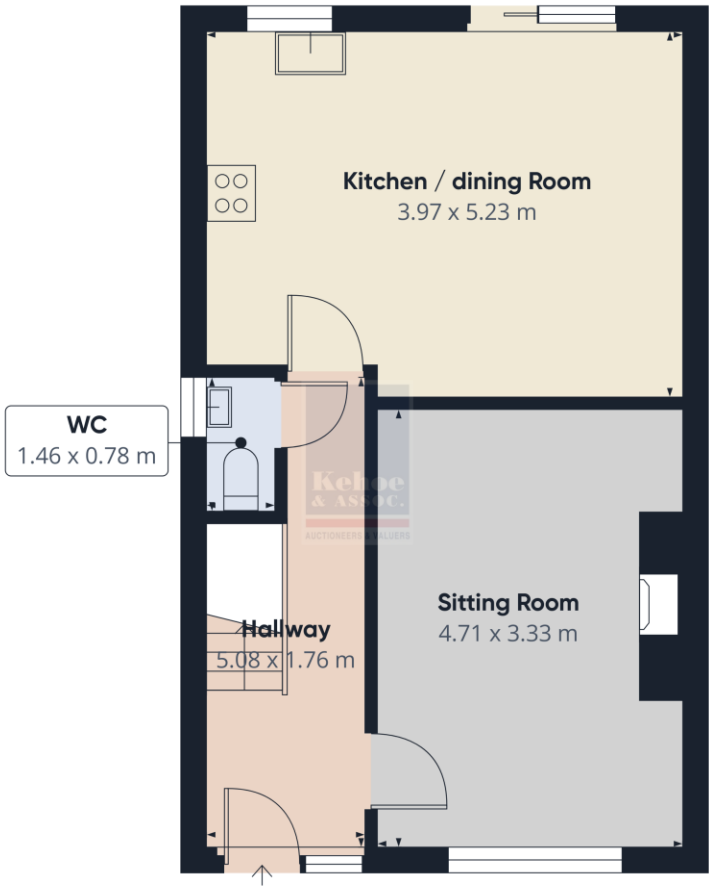
Services

- Mains water.
- ESB.
- Mains sewerage.
- uPVC double glazing.
- Oil fired central heating.
- uPVC fascia and soffit.

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

DIRECTIONS: In Wexford Town proceed up Summerhill passing Wexford GAA Park on the left hand side. Proceed straight ahead through two small roundabouts. The entrance to Mount Prospect is 500m on the right hand side. Proceed into Mount Prospect development and the property for sale, No. 108, is on the right hand side just opposite the green area. (For Sale sign). **Eircode: Y35 E9W0**





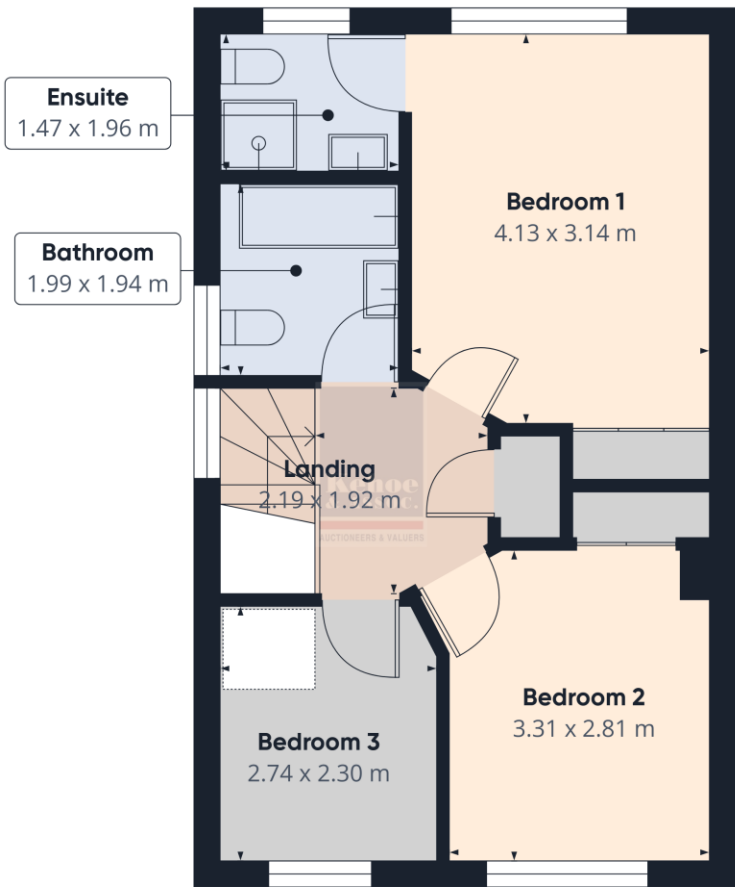
Floor 0

Approximate total area⁽¹⁾
43.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

Approximate total area⁽¹⁾
40.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Building Energy Rating (BER): C3 BER No. 104127204
Energy Performance Indicator: 200.78 kWh/m²/yr

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

Selling Agent: Louise Morton
Contact No: 0873904999
Email: sales@kehoeproperty.com

Kehoe & Assoc.,

Commercial Quay,
Wexford

053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



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