

FOR SALE

AMV: €550,000 (Full Furnished)

File No. E271.CM



41 Chestnut Hill Clonard Great, Wexford

- An exceptional A-rated four-bed detached home (168 sq. m. / 1,808 sq. ft.).
- Fully furnished and presented in immaculate, turnkey condition.
- Premium smart-home features: Philips Hue lighting, Google Nest, EV charger.
- Air-to-water heating + PV solar panels with 10 kVA battery
- High-quality fitted kitchen & beautifully finished interiors.
- Extensive rear patio, steel garden shed & robotic lawnmower included.
- Prime, quiet location with walking access to shops, schools & amenities; minutes to N11/N25.
- Accommodation briefly comprises: Entrance hall, guest WC, sittingroom, kitchen/living/diningroom, four bedrooms (one en-suite), family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

41 Chestnut Hill Clonard Great, Wexford

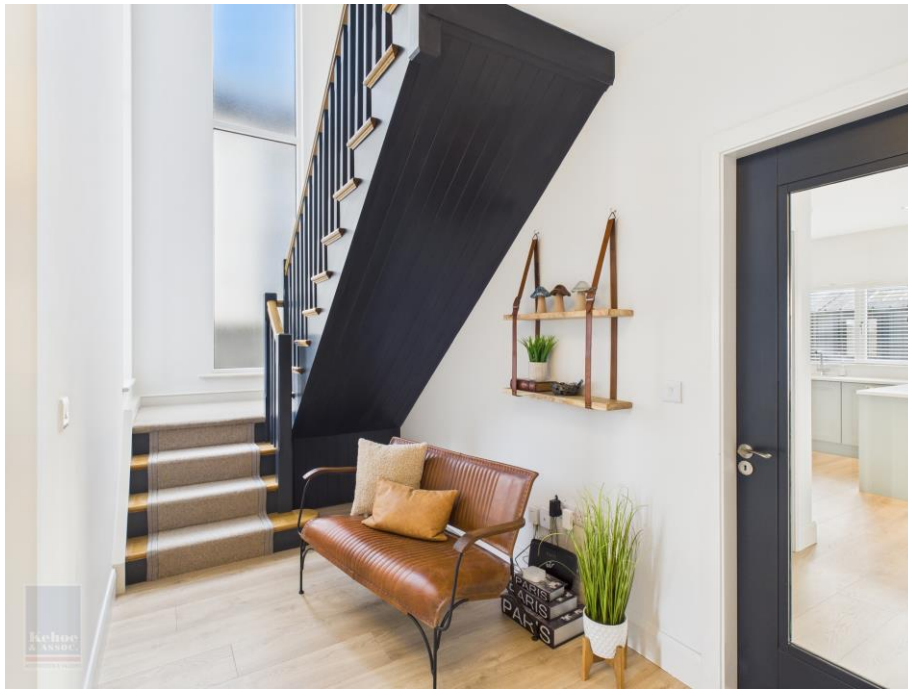
If you are searching for a home in Wexford Town this is an opportunity not to be missed. Kehoe & Assoc is delighted to present for sale No. 41 Chestnut Hill. Nestled in the highly desirable residential enclave of Chestnut Hill, at Clonard Great, this exceptional property enjoys one of Wexford's most convenient and family-friendly settings. The neighbourhood is peaceful, established, and well-maintained, offering a quiet environment while remaining within easy reach of essential amenities. Mature landscaping, wide avenues, and a sense of community define this sought-after address.

Residents benefit from a superb selection of local services all within walking distance. From neighbourhood shops to cafés, pharmacies, and everyday conveniences, everything is close at hand. A short stroll brings you to the Whitford Hotel complex, leisure facilities, and a variety of dining options. The area continues to grow in popularity due to its blend of comfort, accessibility, and lifestyle.

Families will particularly appreciate the proximity to primary and secondary schools, including easy access to the new Loreto School, all just minutes away. The location also provides straightforward easy access Wexford Town Centre and various commuter routes, making it ideal for busy households seeking balance between work, travel, and home life.

For those who enjoy outdoor living, scenic coastal amenities are a major attraction. The property offers easy access to the Rosslare Road, putting a collection of sandy beaches within short driving distance. The M11 motorway connection is approximately ten minutes away at Oilgate, ensuring seamless travel in all directions whether for work or leisure.





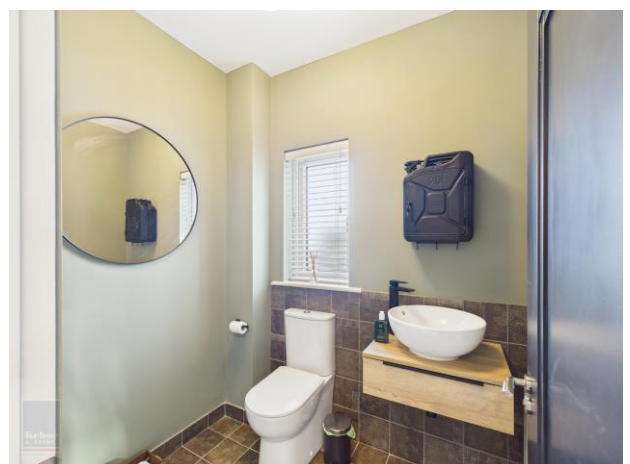
No. 41 Chestnut Hill is an exceptional four-bedroom detached residence extending to approximately 168 sq.m / 1,808 sq.ft, presented in turnkey, show-home condition. Built only a few years ago to exacting standards, the property carries an impressive A-rated energy certification and is offered for sale fully furnished, ensuring immediate occupation without the need for additional investment. Every element of this home has been finished with care, quality, and a strong sense of modern design.

The interior is enhanced by a suite of high-end features including a Philips Hue smart lighting system, air-to-water heating, Google Nest heating controls, and an EV charging point. The home also benefits from PV solar panels with a 10 kVA battery, dramatically reducing running costs and future-proofing the property in terms of energy efficiency and environmental sustainability.

The heart of the home is the high-quality fitted kitchen, a stylish and functional space ideal for family living and entertaining. Generous worktops, excellent storage, and premium appliances merge with an open, contemporary layout that flows naturally into the dining and living areas. Large windows and carefully planned lighting maximise natural brightness throughout.

Upstairs, four spacious double bedrooms offer comfort and versatility, with the master suite enjoying generous proportions suited to modern family life. Bathrooms are finished to a high contemporary standard, featuring sleek tiling and premium sanitary ware. Thoughtful detailing is evident throughout the home, creating an atmosphere that is both elegant and welcoming. The master bedroom boasts an ensuite and walk-in wardrobe.

Externally, the rear garden is a standout feature, complete with an extensive patio, large steel garden shed, and an automatic robotic lawnmower included in the sale. To the front, the property offers multiple parking spaces, while the quiet cul-de-sac setting provides safety and privacy rarely found so close to town and transport links. This exceptional home combines luxury, efficiency, and convenience in a way that is certain to appeal to today's discerning buyer.



ACCOMMODATION

Entrance Hallway	4.27m x 5.20m (max) – L shaped	Security alarm, Philips Hue lighting system, advanced temperature control system.
Guest W.C.	2.00m x 1.53m	With w.c., fitted vanity unit with free-standing w.h.b., tiled floor and half wall.
Sitting Room	4.19m x 3.70m	With fitted tv unit and Philips Hue lighting system. Surround sound and timber floor. Sweet of furniture. Fully furnished.
Kitchen / Dining / Living Room	8.74m x 5.48m (max)	With high quality fitted kitchen, integrated appliances including fridge freezer, Bosch oven, microwave, extractor fan, dishwasher, etc. Quartz stone worktop and backsplash, timber floor covering, sliding door to rear garden and large patio area. Large dining table with 4 chairs, sweet of furniture.
Utility Room	3.65m x 1.68m	With fitted wall and floor units, Samsung washing machine and Samsung dryer. Air to water heating system.

Timber Stairs to First Floor

Feature Half Landing		With vaulted window.
Spacious Landing Area	5.31m x 2.00m (Ave)	With linen cupboard.
Master Bedroom	4.60m x 3.40m	With large double bed, lockers, chair and chest of drawers.
Ensuite	2.03m x 2.07m	With w.c., w.h.b., tiled floor & splashback, tiled shower stall with power shower and automated lighting.
Walk-in Wardrobe	2.02m x 1.76m	With extensive fitted wardrobes, automated lighting.
Family Bathroom	3.23m x 1.97m	With tiled floor, w.c., vanity w.h.b, bath with half tiled wall and tiled shower stall with power shower.
Bedroom 2	4.06m x 3.18m	With fitted wardrobes, makeup table, makeup chair and makeup lighting. (Office desk and chair excluded)
Bedroom 3	3.50m x 4.09m	With double bed, lockers, chest of drawers and wardrobes.
Bedroom 4	3.71m x 3.04m	With large double bed, lockers and wardrobes.

Total Floor Area: c. 168 sq. m. (c. 1,808 sq. ft.)





Features

- A2 BER rating
- Property fully furnished
- Exceptional standards throughout
- Quiet location
- Advanced remote heating system
- Philips 'Hue' remote lighting system
- PV panels
- 10 kVA battery
- Zappi EV charger

Outside

- Parking for multiple cars
- Cobblelock driveway
- Side access
- Steel garden shed
- Landscaping complete
- Garden in lawn
- Automated Stihl imow mower
- BBQ area
- Concrete walled perimeter

Services

- Mains services
- Hi-speed broadband
- Advanced lighting and heating systems
- Air to water heating system
- Security alarm
- 'Ring' Doorbell

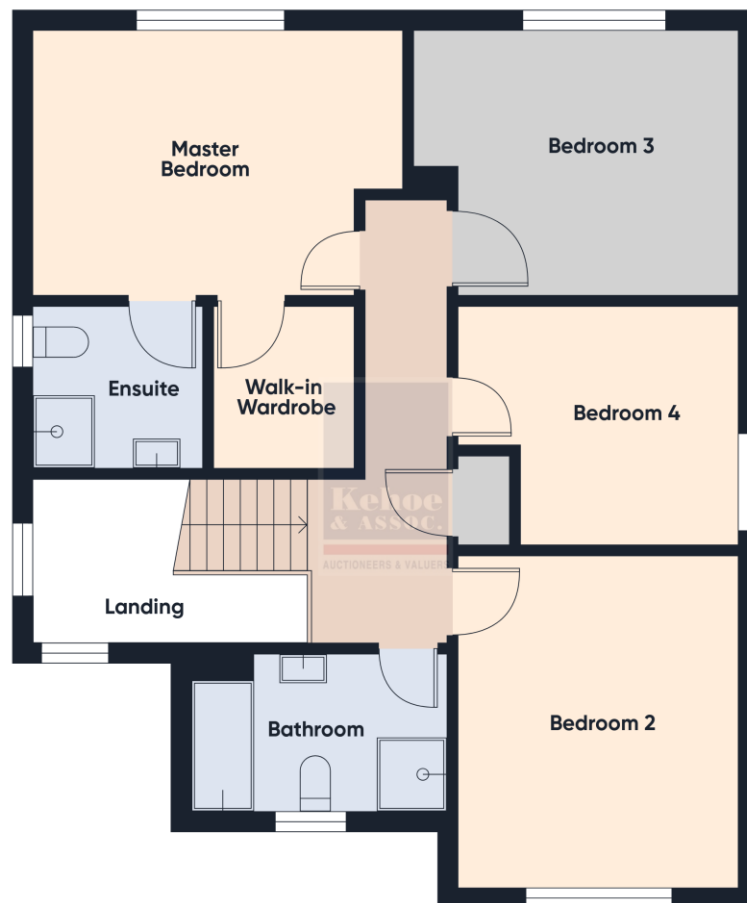
VIEWING: Strictly by prior appointment with the sole selling agents only.

DIRECTIONS: Eircode Y35 E8HW





Floor 0



Floor 1

Building Energy Rating (BER): A2 BER No. 115453169
Energy Performance Indicator: 38.58 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