

FOR SALE

AMV: €350,000

File No.E154.CWM



39 An Glasan, Greenville Lane, Enniscorthy, Co. Wexford Y21 A2X9

- Kehoe & Assoc. are proud to present to the market 39 An Glasan, an “A” rated and modern 4-bedroom detached residence built in 2020.
- Located on Greenville Lane within walking distance to the town centre offering an abundance of amenities.
- The cobble-lock driveway can accommodate two cars comfortably with EV car plug, enclosed rear garden with gravelled area, patio decking, covered pergola overhead, and log cabin ideal for office or workshop.
- Accommodation comprises; entrance hall, sitting room, kitchen/dining room, fully fitted kitchen, utility, guest w.c., upstairs master bedroom with en-suite, 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.**

39 An Glasan, Greenville Lane, Enniscorthy, Co. Wexford Y21 A2X9

Kehoe & Assoc. are proud to present to the market 39 An Glasán, an elegant and modern four-bedroom detached family home built in 2020 extending to approximately 125 sq.m. This superbly presented 'A'-rated property combines contemporary style with exceptional comfort, located within walking distance of Enniscorthy town centre, offering an abundance of shops, cafés, restaurants, schools, and public transport links all at your doorstep. Perfectly positioned within a quiet, well-maintained development, this home offers both convenience and a wonderful sense of community.

Located in the heart of Enniscorthy, County Wexford's second-largest town, residents can enjoy a vibrant lifestyle beside the scenic River Slaney. The area boasts excellent schools, a swimming pool and leisure centre, GAA and rugby clubs, athletic track, hockey club, tennis club, an 18-hole golf course, beautiful walking trails, and the renowned Monart Destination Spa and Riverside Park Hotel. Enniscorthy also offers a rich cultural experience with historic landmarks, museums, and a calendar of local festivals.



The accommodation is bright, spacious, and beautifully proportioned throughout. The entrance hallway leads to a generous sitting room, filled with natural light from large windows, creating a warm and inviting living space. The separate kitchen and dining area features a modern fitted kitchen, ample storage, and direct access to the rear garden patio and home office cabin —ideal for both everyday living and entertaining. A utility room and guest WC complete the ground floor layout.

Upstairs, there are four well-appointed bedrooms, with the master bedroom benefiting from a private ensuite bathroom. Both the ensuite and main bathroom feature high-quality sanitary ware and elegant tiled finishes, showcasing attention to detail and design throughout.

The rear garden offers a peaceful, low-maintenance outdoor retreat with a covered deck area, garden log cabin with electric power, separate garden shed and a private patio—perfect for relaxing or entertaining. Off-street cobblestone parking to the front adds to the practicality of this excellent property.

39 An Glasán combines energy efficiency, style, and location in one exceptional package. Its A-rated energy performance ensures comfort and cost savings year-round, while its proximity to the N11 and the Dublin–Rosslare rail line makes commuting easy and convenient.

It is highly recommended, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.



ACCOMMODATION

| | | |
|---------------------|------------------------|--|
| Entrance Hall | 3.04m x 2.63m (max) | Timber laminate flooring. |
| Sitting room | 5.34m x 5.70m | A large family sitting room with feature window overlooking cobblestone driveway, timber laminate flooring, timber mantle with electric fireplace. |
| Kitchen/Dining room | 4.20m x 5.70m (max) | Timber laminate flooring throughout. A splendid kitchen for gathering, cooking and serving. Fully fitted kitchen with floor and eye level cabinets, solid timber worktop with 100mm upright with stylish tile splash back and sink under kitchen window overlooking the garden patio area. Appliances include an integrated dishwasher, oven, hob & extractor fan overhead. There is French patio doors to rear garden. (coffee station not included). |
| Utility Room | 1.95m x 1.90m | Plumbed for washing machine, fitted storage cabinets for a fully functioning utility. |
| Guest w.c. | 1.65m x 1.90m (max) | Timber laminate flooring, w.h.b. with tile splash back & w.c |

From the central hallway, a timber carpeted staircase leading to:







ACCOMMODATION

First Floor

| | | |
|-----------------|------------------------|---|
| Landing | 2.96m x 4.05m | Carpeted flooring with attic stira overhead. |
| Master Bedroom | 3.81m x 3.55m (max) | Large corner window overlooking front driveway and gardens, carpeted flooring and feature headboard wall with texture panels. |
| En suite | 1.40m x 1.90m | Tiled flooring, enclosed pressure pump shower with tile surround, w.h.b. & w.c. |
| Bedroom 1 | 2.60m x 2.67m | Carpeted flooring window overlooking rear garden. |
| Bedroom 2 | 3.60m x 2.92m (max) | Carpeted flooring window overlooking rear garden. |
| Bedroom 3 | 3.28m x 3.51m (max) | Carpet flooring window overlooking front driveway & garden. |
| Family Bathroom | 2.25m x 2.70m (max) | Tiled flooring with bath with tile surround and separate shower with tiled enclosure walls, w.h.b. & w.c. |

Total Floor Area: c. 125 sq.m / 1,345 sq.ft









Features

- Built in 2020
- Four bedrooms, three bathrooms
- Extending to c. 125 sq.m.
- Impeccable condition

Outside

- Patio decking with covered pergola overhead
- Log cabin ideal for office or workshop, measures 3m x 3m
- Separate garden shed
- Private Cobblestone Driveway

Services

- Mains water
- Mains drainage
- Air-to-water heat pump
- High-speed Fibre Broadband
- EV car plug

Contents included in the sale: All carpets, curtains, blinds, light fittings, kitchen appliances to include oven, hob & extraction fan, dishwasher. The outside log cabin and separate garden shed.

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: Y21 A2X9

Building Energy Rating (BER): A2 BER No. 118740059
Energy Performance Indicator: 197.78 kWh/m²/yr

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

Sales Agent

CATRIONA MURPHY

087 2427525

Email: catriona@kehoeproperty.com



Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: info@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. PRSA No. 002141