

# FOR SALE

AMV: €270,000

File No. E312.BF



## 21 Radharc na Mara, Coolcotts, Wexford

- Attractive three-bedroom semi-detached residence ideally positioned in this mature development, offering exceptional convenience for modern family living. Situated within easy reach of the town centre, ring road, and all major national routes.
- The property has been well maintained and is presented in excellent condition throughout. The accommodation briefly comprises entrance hallway, sitting room, kitchen and guest toilet at ground floor level with three bedrooms (one ensuite) and family bathroom at first floor level.
- Outside, a double concrete driveway provides ample parking to the front, while a generous side access leads to a fully paved, totally enclosed rear garden—an ideal low-maintenance space complete with a large storage shed.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393
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## 21 Radharc na Mara, Coolcotts, Wexford

**Description:** Attractive three-bedroom semi-detached residence ideally positioned in this mature development, offering exceptional convenience for modern family living. Situated within easy reach of the town centre, ring road, and all major national routes, the property is also just moments from Wexford General Hospital, local business, industrial and retail parks, and a choice of both primary and secondary schools. Sports and leisure clubs are close by, while Wexford Town—with its wide range of amenities—is only a five-minute drive away.

The property has been well maintained and is presented in excellent condition throughout. The accommodation briefly comprises entrance hallway, sitting room, kitchen and guest toilet at ground floor level with three bedrooms (one ensuite) and family bathroom at first floor level.

Outside, a double concrete driveway provides ample parking to the front, while a generous side access leads to a fully paved, totally enclosed rear garden—an ideal low-maintenance space complete with a large storage shed with lights and power sockets.

This property would make an ideal starter home, it would also have much to offer anyone looking for a low maintenance well located family home. Early viewing come highly recommended contact Wexford Auctioneers Kehoe & Associates.







## **ACCOMMODATION**

### ***Ground Floor***

Entrance Hallway	4.71m x 1.93m	With tiled floor and excellent understairs storage.
Sitting Room	4.27m x 3.32m	With laminate floor.
Toilet	1.55m x 0.90m	With w.c., w.h.b., part tiled walls and tiled floor.
Kitchen	5.36m x 2.78m	With built-in floor and eye level units, hob extractor, oven, plumbing for dishwasher, plumbing for washing machine, part tiled walls, tiled floor and sliding patio doors to rear garden.

### ***First Floor***

Landing		With laminate floor.
Hotpress		With dual immersion.
Bedroom 1	3.25m x 2.96m	With excellent range of built-in wardrobes, laminate floor and shower room ensuite.
Ensuite	2.04m x 1.80m (max)	Fully tiled, shower stall with electric shower, w.c. and w.h.b.
Bathroom	1.89m x 1.55m	Fully tiled, bath, w.c. and w.h.b.
Bedroom 2	2.92m x 2.18m	With built-in wardrobe and laminate floor.
Bedroom 3	2.33m x 2.18m	With built-in wardrobe and laminate floor.

**Total Floor Area: c. 77.04 sq. m. ( c. 829 sq. ft.)**





### Features

- Convenient location
- Close to excellent amenities
- Within easy reach of the town centre
- Presented in excellent condition

### Outside

- Double concrete driveway
- Generous side access
- Fully paved enclosed rear garden
- Storage shed

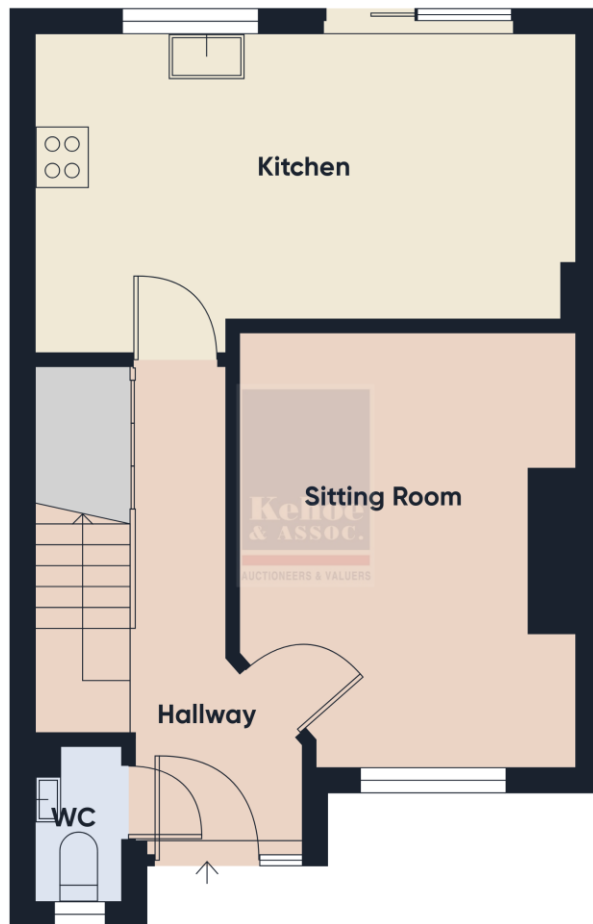
### Services

- Mains electricity
- Mains water
- Mains Drainage
- OFCH

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

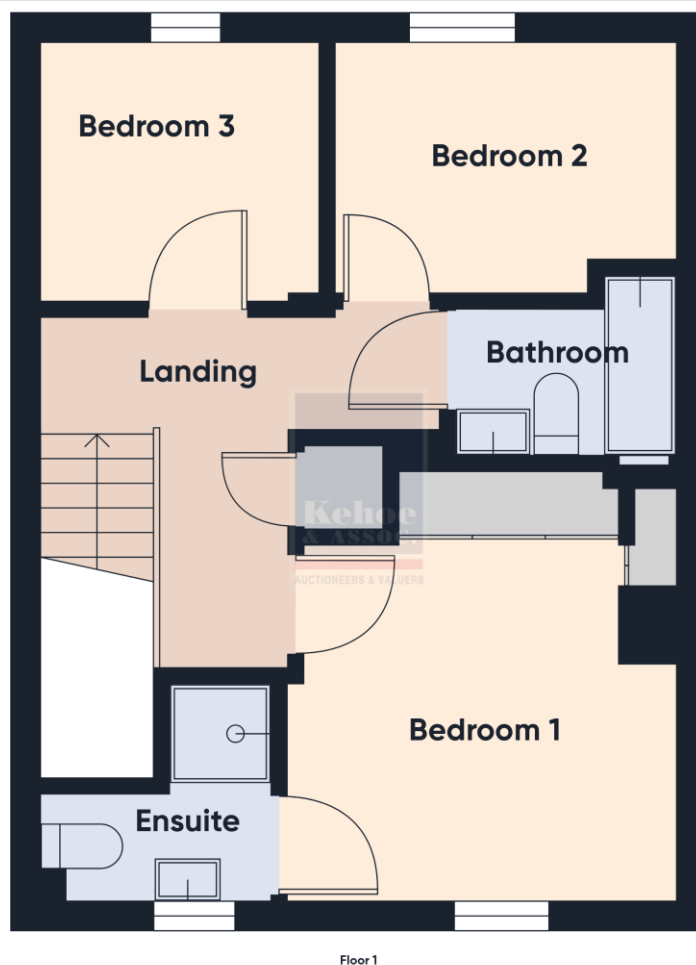
**DIRECTIONS:** Eircode Y35A29K





Floor 0





**Building Energy Rating (BER): B3 BER No. 116054057**  
**Energy Performance Indicator: 148.52 kWh/m<sup>2</sup>/yr**

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

**Selling Agent: Bernie Farrell**

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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

