

FOR SALE

AMV: €525,000

File No.E429. BK



22 Chestnut Hill, Clonard Great, Wexford

- Most impressive A2-rated 4-bedroom / 3-bathroom detached residence extending to c. 168 sq. m. / 1,808 sq. ft., and presented to market in turnkey condition throughout.
- Positioned within the exclusive Chestnut Hill development of just 46 superior homes, only moments from Wexford Town Centre, the N25 / N11 road networks, and an excellent selection of schools, shops, cafés and amenities.
- This beautifully finished home features bright, contemporary interior décor and a range of bespoke upgrades including custom-made TV and shelving units in both the sitting room and kitchen / living area.
- A standout kitchen with central island, Belfast sink, induction hob, high-quality cabinetry and excellent natural light, form a stylish and functional hub of the home.
- No. 22 enjoys an easterly facing rear aspect benefiting from morning sunshine, with a private rear garden that is not overlooked and features timber wall cladding with integrated LED lighting above a flower bed.
- Attractive sea views stretching across Wexford Harbour towards The Raven Forest can be enjoyed from the first-floor rear bedrooms.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

Location

Chestnut Hill occupies an exceptional location within one of Wexford's most desirable developments. Positioned within beautifully landscaped grounds and just minutes from Wexford Town Centre, this highly convenient location provides effortless access to Wexford's thriving selection of boutiques, restaurants, cafés, hotels, the National Opera House, Wexford Arts Centre, and the vibrant Main Street. For everyday convenience, Whitford House Hotel & Leisure Centre, Wexford Retail Park, Clonard Village amenities, supermarkets, pharmacies and leisure facilities are only moments away.

Families will appreciate the close proximity to excellent schools including the new Loreto Secondary School, South East Technological University, primary schools, sports facilities, and all recreational amenities. This property is also perfectly positioned for those who enjoy the outdoors. Johnstown Castle Museum & Gardens and the Forth Mountain Walking Trails are both only 5km away, offering woodland and lakeside walking trails for nature enthusiasts while the golden sands of Rosslare Strand are just 15km from your doorstep.

Positioned inside the N25 ring road at Clonard Great, this home allows seamless access to all primary routes including the N11 / M11 and N25, offering excellent connectivity for those commuting.



22 Chestnut Hill, Clonard Great, Wexford

No. 22 Chestnut Hill is a superbly presented A2-rated detached residence offering generous and well-balanced accommodation, complemented by a number of carefully considered upgrades that distinguish it within the development. The property extends to approximately 168 sq. m. / 1,808 sq. ft. and is presented in excellent condition throughout, with bright, contemporary interior décor creating a fresh and welcoming atmosphere from the moment you enter. The entrance hallway leads to a beautifully appointed sitting room, where a feature electric stove and custom-built TV unit combine to create a warm and inviting living space.

To the rear, the most impressive kitchen / dining / living area forms the heart of the home. The inclusion of a central kitchen island, a feature unique to this house type within Chestnut Hill, adds both practicality and visual appeal. A Belfast sink, induction hob, high-quality cabinetry and bespoke custom-made TV and shelving unit further enhance the space, while direct access to the rear garden allows for a seamless transition between indoor and outdoor living. A separate utility room and guest W.C. complete the accommodation at ground floor level.

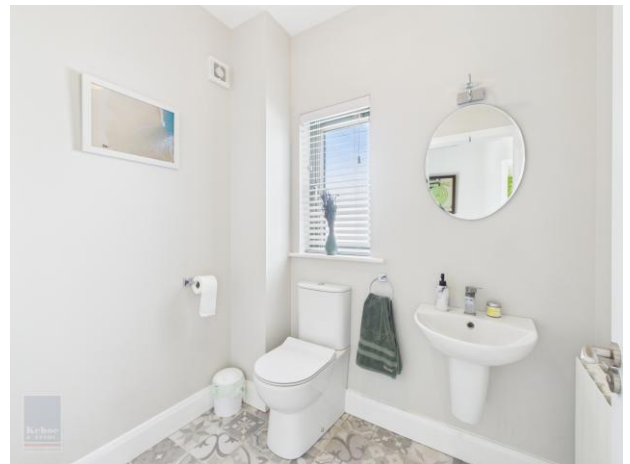
Upstairs, the landing is bright and well-proportioned, leading to four generously sized bedrooms, all offering excellent flexibility for family living, guests or home working. The master bedroom includes an ensuite and walk-in wardrobe, while a well-appointed family bathroom completes the first-floor accommodation. A standout feature of the property is the attractive outlook from the rear bedrooms, where sea views stretch across Wexford Harbour towards The Raven Forest.

Externally, the rear garden has been thoughtfully finished with timber wall cladding and integrated LED lighting above a flower bed, creating a striking and private outdoor space. The garden enjoys an easterly orientation, benefiting from morning sunshine, and is not overlooked. To the front, the property provides ample off-street parking, while the detached nature of the home ensures a greater sense of space and privacy throughout.

No. 22 Chestnut Hill represents a superb opportunity to acquire a modern, energy-efficient detached family home with bespoke finishes in one of Wexford's most sought-after residential locations. Viewing of this superb property comes highly recommended.







ACCOMMODATION

Ground Floor

Entrance Hallway	2.07m x 1.58m	With tiled flooring.
	3.41m x 2.01m	With tiled flooring and staircase to first floor.
Siting Room	3.91m x 3.46m	With laminate flooring electric stove with granite hearth and surround, custom fitted tv & shelving units.

Open Plan Kitchen / Living and Dining Room

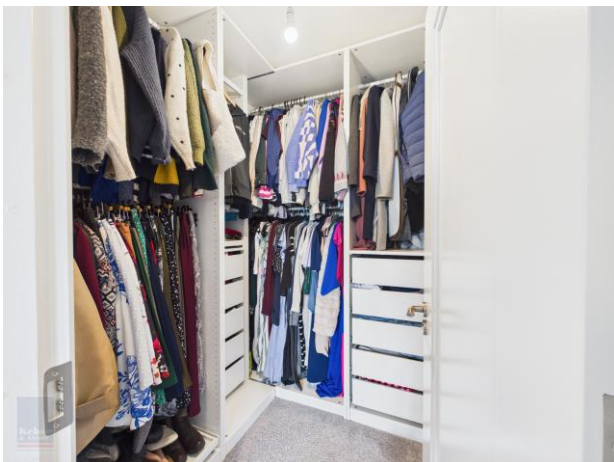
Kitchen	3.60m x 3.34m	With tiled flooring, fitted kitchen with floor and eye level kitchen units with Quartz countertop & splashback, integrated electric double oven, induction hob with overhead extractor, Belfast sink, integrated fridge freezer and integrated dishwasher.
Dining & Living Area	6.50m x 5.26m (max)	With tiled flooring, custom made TV & shelving unit, sliding door to rear patio area.
Utility Room	3.38m x 1.69m	With tiled flooring, fitted floor and eye level storage units with countertop space, plumbed for washing machine & dryer and side access door.

First Floor

Landing	5.34m x 1.07m	With carpet flooring and linen storage.
Family Bathroom	3.26m x 1.98m	With tiled flooring, bath with tiled surround, w.c., w.h.b., shower stall with pump shower and tiled surround.
Bedroom 2	4.03m x 3.49m	With carpet flooring.
Bedroom 4	3.48m x 3.01m (max)	With carpet flooring.
Bedroom 3	4.08m x 3.24m (max)	With carpet flooring, wardrobe unit and views of Wexford Harbour stretching to Raven Forest.
Master Bedroom	4.59m x 3.40m	With carpet flooring, wall panelling and views of Wexford Harbour stretching to Raven Forest.
Ensuite	2.06m x 1.89m	With tiled flooring, w.c., w.h.b., shower stall with pump shower and tiled surround.
Walk-in wardrobe	1.88m x 1.79m	With carpet flooring and wardrobe units.

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







Features

- Superior A-rated family home
- Presented in immaculate condition
- Bespoke finishes & stylish upgrades
- Pressurised showers and quality bathroom tiling

- Acc. extending to c. 168 sq. m. / 1,808 sq. ft.
- Minutes from Wexford Town Centre
- Immediate access to N11 / N25 road network
- Insert electric fire with granite surround

Outside

- Exclusive 46-home development
- Enclosed rear lawn
- Easterly facing rear aspect
- Side access
- Parking for two cars
- Paved driveway
- Rear patio area
- Steel garden shed
- Finished cement walled perimeter with timber cladding above a flower bed

Services

- Mains water
- Mains drainage
- Air-to-water heating system
- ESB
- Fibre broadband available
- Wired for wireless alarm system
- Wired for EV charging

NOTE: There is a maintenance fee of €200 per annum.

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

DIRECTIONS: Eircode: Y35 EA0X





Floor 0



Floor 1



Building Energy Rating (BER): A2 BER No. 113640080

Energy Performance Indicator: 45.18 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

