

FOR SALE

AMV: €295,000

File No.E472.CWM



20 Mount Prospect, Clonard, Wexford Y35 E8C0

- Built in 1999 and extending to c. 110 sq. m. (1,184 sq. ft.) three-bedroom semi-detached family home.
- Bright, spacious accommodation with sunroom, open fireplace and principal bedroom with en-suite.
- South-west facing rear garden with extra-large side garden, wide gated access and garden shed.
- Excellent location close to Wexford Town, Local Link bus services and the N11/M11 road network.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

20 Mount Prospect, Clonard, Wexford Y35 E8C0

Set within the ever-popular Mount Prospect development in Clonard, 20 Mount Prospect presents an excellent opportunity to acquire a beautifully maintained three-bedroom family home in one of Wexford's most convenient residential locations. Extending to c. 110 sq. m. (1,184 sq. ft.), this attractive semi-detached property combines bright, spacious accommodation with a superb south-west facing garden, making it an ideal choice for families, first-time buyers and those seeking a home with room to grow.

A welcoming entrance hall leads to a generous living room where a feature open fireplace creates a warm and inviting focal point, perfect for relaxing or entertaining. To the rear, the well-appointed kitchen flows seamlessly into a bright sunroom overlooking the garden, providing an additional reception space that enjoys an abundance of natural light throughout the day. A guest WC completes the ground floor accommodation.



Outside, the property truly comes into its own. The private south-west facing rear garden is perfectly positioned to capture the afternoon and evening sun, creating an ideal space for outdoor dining, entertaining or simply unwinding. The exceptionally large side garden, accessed via an extra-wide gated entrance, offers outstanding versatility with ample space for secure parking, children's play, gardening or future extension, subject to the appropriate planning permission. A garden shed provides valuable additional storage, while replacement windows in the front living room enhance both comfort and energy efficiency.

Mount Prospect enjoys an enviable location on the outskirts of Wexford Town, with an excellent range of amenities close at hand. Families are well catered for with a selection of primary and secondary schools nearby, while supermarkets, local shops, cafés, pharmacies, sporting facilities and healthcare services are all within easy reach. Wexford Town's bustling centre, with its vibrant shopping streets, restaurants, cafés, marina and cultural attractions, is only minutes away.

The property is exceptionally well connected, benefiting from regular Local Link bus services providing convenient access to Wexford Town and surrounding areas. For commuters, the nearby N11/M11 offers excellent connectivity to Enniscorthy, Gorey, Dublin and the wider southeast region, making this an ideal location for those seeking both convenience and accessibility.

Offering generous living space, an exceptional garden, excellent transport links and a highly desirable location, 20 Mount Prospect is a home that will appeal to a wide range of discerning purchasers.

Early viewing is highly recommended to appreciate everything this impressive property has to offer, please contact Kehoe & Associates on 053 9144393.



ACCOMMODATION

Entrance Hallway	5.10m x 1.78m	Timber laminate flooring, tv point and electric point.
Sitting Room	4.69m x 3.34m	Timber laminate flooring, feature open fire with feature marble tile surround and timber mantel piece, large window overlooking front garden in lawn and common green area.
Kitchen/Dining	5.26m x 3.79m	Tiled flooring throughout, fully fitted kitchen with floor and eye level cabinets, stainless steel sink and drainer with tiled splashback and window overlooking south facing gardens, free standing Indesit electric oven and hob with extractor fan overhead, free standing Indesit fridge freezer and plumbed for washing machine.
<i>Sliding doors leading through to:</i>		
Sunroom	2.89m x 2.71m	Tiled flooring throughout, glass surround ideally position with south westerly facing garden and door leading out to garden.
<i>Off Central Hallway:</i>		
Guest w.c.	1.49m x 0.77m	Tiled flooring, w.h.b with w.c and privacy window overlooking extra-large side garden.
<i>Timber carpeted staircase leading to:</i>		







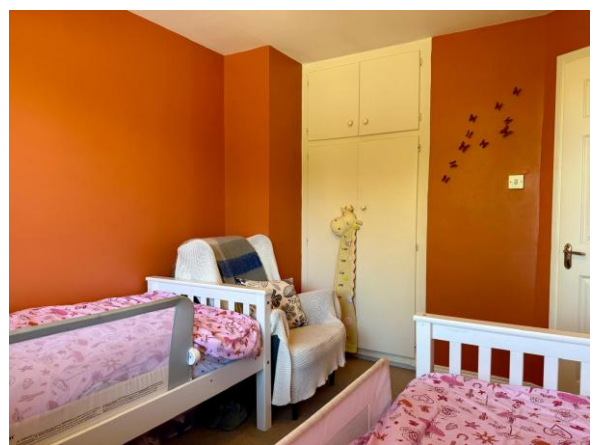
ACCOMMODATION

First Floor

Landing Area	2.19m x 1.94m	Carpeted flooring with door leading to hot-press with insulated tank, open shelves and hatch to attic overhead.
Master Bedroom	4.28m x 3.16m	Carpeted flooring, built in wardrobes, large window overlooking south facing gardens.
<i>Door leading through to:</i>		
Ensuite	1.96m x 1.45m	Tiled flooring, floor to ceiling tile surround, enclosed shower with Triton T90 z electric shower, w.h.b with mirror and lighting overhead and w.c.
Bedroom 2	3.37m x 2.84m	Carpeted flooring, large window overlooking front garden and common green areas, built in wardrobes.
Bedroom 3	2.78m x 2.29m	Carpeted flooring, large window overlooking front garden and common green areas.
Family Bathroom	2.01mx 1.95m	Tiled flooring, floor to ceiling tile surround, bath with pressure pump shower head and BI folding door, w.h.b with mirror and lighting overhead and w.c.

Total Floor Area: c. 110 sq.m / 1,184 sq.ft









Features

- Built in 1999
- Extending to c. 110 sq.m / 1,184 sq.ft
- 3 Bedrooms, 3 Bathrooms
- Walking distance to all amenities.

Outside

- Directly south facing patio
- GIY raised beds ideal for fruit & vegetables.
- Garden shed
- Large extended side garden with grass in lawn, steps rising up to end of garden and sloping bank to the front of the garden.
- Extra side access and concrete fencing surround.

Services

- Mains water
- Mains drainage
- OFCH
- Fibre broadband

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: Y35 E8C0



Building Energy Rating (BER): C BER No. 102911476
Energy Performance Indicator: 183.45 kWh/m²/yr

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

Sales Agent

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