

# FOR SALE

AMV: €275,000

File No. c598.CM



## 45 Shannagh Court, Coolcotts, Wexford

- Impressive 3 bed detached residence extending to c. 175 sq.m. / 1,883 sq.ft.
- Conveniently located in Wexford Town, within walking distance of excellent primary school, supermarket, church, etc.
- Large corner site with west facing rear garden.
- Acc.: entrance hallway, sitting room, kitchen/living/dining room, sun room, utility room, external laundry room, family bathroom, 3 bedrooms (master en-suite).
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe  
& ASSOC.**



## 45 Shannagh Court, Coolcotts, Wexford

Impressive 3 bed detached house in the cul-de-sac with a large corner site. Situated in Coolcotts, within walking distance of an excellent primary school, supermarket, church, etc. It has been developed exceptionally well with a number of extensions and lovingly maintained by its current owners. Kehoe & Assoc. are delighted to present this property for sale, in excellent condition. The property is spacious and free-flowing, availing of bright sunny conditions in a westerly facing rear garden. The front garden benefits from a large off-street parking area with dual side access to the rear. This bright and spacious residence is a most convenient location and early viewing comes highly recommended.

To arrange a suitable viewing time contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.



## ACCOMMODATION

Entrance Hallway	5.03m x 2.10m	Tiled flooring, telephone point
Sitting Room	3.98m x 3.92m	Timber laminate flooring. Tiled marble hearth with Heritage wood stove. Ceiling coving and centre piece.
Kitchen/Living/Dining Room	12.89m x 3.62m	Floor to ceiling fitted units, built-in oven, integrated electric hob and extractor fan. Double drainer sink. Laminate wood flooring flowing through the kitchen, dining and living space. Living Area – newly installed Henley stove wood burner on a tiled hearth with rail surround. Brightly-lit with dual sided Velux windows overhead.
Utility Room	2.05m x 1.86m	Ample storage space, tiled flooring and newly installed Grant boiler.
Sun Room	4.96m x 2.77m	Tiled flooring, Scandanivian wrapwood to window height and ceiling. External door leading to sheltered laundry space. Door to rear garden.
Laundry Room	2.66m x 2.60m	Ample storage space, shelving. Plumbed for washing machine and dryer.
Family Bathroom	3.23m x 2.36m	Tiled flooring and walls to ceiling. W.C., w.h.b., large corner shower unit with Triton T90si shower.
Bedroom 1	3.92m x 3.83m	Alcove storge unit, lamiante flooring.
<b>Carpeted solid timber stairs leading to the first floor</b>		
Spacious Landing		Wood laminate flooring, attic access and hotpress with ample storage.
Bedroom 3	4.21m x 3.97m	Laminate wood flooring, built-in open shelves.
Master Bedroom Suite	4.22m (max) x 4.07m (max)	Wood laminate flooring, multiple storage closet space built-into eaves. Bright and spacious with Velux and large window. En-suite- timber flooring, w.c., w.h.b., shower stall with Triton AS2000x power shower.

**Total Floor Area: c. 175 sq. m. (c. 1,883 sq. ft.)**





## FEATURES

- Westerly facing enclosed rear garden.
- Property presented in superb condition.
- Walking distance to primary school, supermarket, church and all amenities.
- Side entrance
- Off-street parking.
- Quiet cul-de-sac position.

## OUTSIDE

- Private enclosed rear garden - westerly facing availing of sunny al-fresco dining.
- Low maintenance garden.
- Dog run.
- Ample storage shed with electric and plumbing sources.
- Fish pond.
- Laden apple tree.

## SERVICES

- OFCH
- Mains water.
- Mains sewerage.
- ESB
- Broadband
- Telephone



**DIRECTIONS:** In Wexford Town proceed out to the Newtown Road passing Wexford General Hospital on the right hand side. Turn left at the traffic lights outside the hospital. Proceed down to roundabout and turn right. Continue up along here passing Scoil Mhuire primary school on the left hand side. The entrance to Shannagh Court is approximately 300m on the left. Continue into Shannagh Court taking the second right, (For Sale sign) – 45 Shannagh Court is situated at the end of cul-de-sac. Eircode; Y35 X0N4.



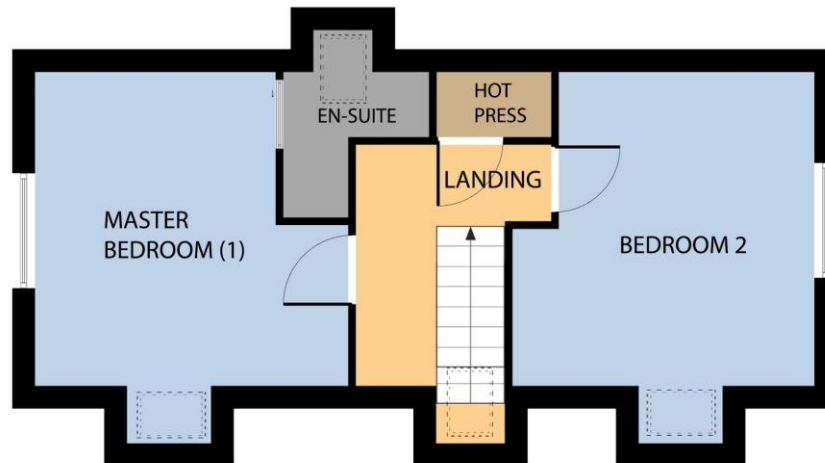


GROUND FLOOR





## FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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**Building Energy Rating (BER): C3**

**BER No. 104539762**

**Energy Performance Indicator: 207.56 kWh/m<sup>2</sup>/yr**

**VIEWING:** Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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