

FOR SALE

AMV: €279,000

File No.E619.CWM



39 Radharc na Mara, Coolcotts, Wexford Y35 W7C0

- Attractive 3-bedroom, 3-bathroom semi-detached residence extending to c. 92 sq.m.
- Highly convenient Coolcotts location, close to Wexford Racecourse and its popular walking track, with Wexford Town Centre and everyday amenities within easy reach.
- Excellent connectivity to the N11/N25 road network, M11 motorway, Rosslare Europort and surrounding areas, with attractive River Slaney views from Bedroom 3.
- A much-loved home, cherished and carefully maintained by the same owner since it was built in 2006
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

39 Radharc na Mara, Coolcotts, Wexford Y35 W7C0

Kehoe & Assoc. are delighted to present No. 39 Radharc na Mara, a most attractive three-bedroom semi-detached residence situated in this established and highly convenient residential development at Coolcotts, Wexford. Built in 2006 and extending to approximately 92 sq.m., this well-proportioned home has remained in the ownership of the original owner since new and offers comfortable accommodation with three bedrooms and three bathrooms.

Radharc na Mara enjoys an excellent location on the outskirts of Wexford Town, combining the convenience of town living with easy access to a wide range of local amenities. Wexford Racecourse is close by, with its popular walking track providing an excellent recreational amenity for walking and exercise. Schools, shops, sporting facilities and everyday services are all within easy reach, while Wexford Town Centre is only a short drive away.

The property is particularly well positioned for commuters, with convenient access to the surrounding road network, including the N11/N25 and onward connections towards the M11 motorway, Dublin, New Ross, Waterford and Rosslare Europort. This accessibility, coupled with the established residential setting, makes No. 39 an excellent option for families, first-time buyers or those seeking a conveniently located home in Wexford.



The accommodation is well laid out and begins with a welcoming entrance hallway and guest w.c. The sitting room provides a comfortable living space centred around a solid-fuel stove, while the kitchen/dining room offers excellent everyday family accommodation with ample space for dining. The kitchen appliances are included in the sale.

Upstairs, the landing incorporates the hot-press and provides access via hatch to the attic. There are three bedrooms at this level, including a main bedroom with its own ensuite shower room, together with two further bedrooms and a family bathroom. Bedroom No. 3 enjoys an attractive outlook with views towards the River Slaney, adding an appealing feature to the first-floor accommodation.

With its practical layout, convenient location and excellent connectivity, No. 39 Radharc na Mara represents an excellent opportunity to acquire a well-established three-bedroom home within easy reach of Wexford Town and the wider road network.

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



ACCOMMODATION

Storm Porch 1.33m x 0.66m

Entrance Hallway 4.83m x 2.42m

Timber laminate flooring, ample space under staircase for coat rack and potential built in storage.

Door leading through to:

Sitting Room 4.05m x 4.03m

Timber laminate flooring throughout with solid fuel stove, timber mantel surround, tv points and plug points.

Double leading through to:

Kitchen/Dining Room 6.04m x 2.80m

Part timber laminate flooring on the dining side, sliding door leading out to the south facing rear garden and lino flooring to the kitchen, fully fitted with floor and eye level cabinetry, ample worktop space, stainless steel sink and drainer with tiled splashback under large window overlooking south facing garden, Belling electric hob under extractor fan overhead, Belling double oven, Nordmende washing machine and Flavel dryer, Belling free standing fridge freezer.

Off the Entrance Hallway door to:

Guest Bathroom 2.08m x 1.45m

Lino flooring, w.h.b with tiled splashback, and w.c.

From the Entrance Hall, timber carpeted staircase leading to:







ACCOMMODATION

First Floor:

Landing	2.94m x 2.08m	Carpeted flooring, hot-press with insulated tank and open shelves offer ample storage space.
Master Bedroom	3.35mx 3.20m	Timber laminate flooring throughout, large window with mountain and racecourse views.
Ensuite	2.57m x 0.87m	Lino flooring, w.h.b with tiled splashback, enclosed shower with pvc panel surround and glass door, Triton T90 si and w.c.
Bedroom 2	3.83m x 2.81m	Carpeted flooring throughout, large window overlooking rear gardens.
Bedroom 3	3.42m x 3.13m	Carpeted flooring, large window overlooking front garden and cobble lock driveway with extensive views of Wexford Racecourse and River Slaney.
Family Bathroom	2.22m x 1.69m	Lino flooring, bath with showerhead, w.h.b with tiled splashback with mirror and lighting overhead, w.c and wall mounted cabinetry.

Total Floor Area: c. 92 sq.m / 990 sq.ft









Features

- Built in 2006.
- 3 Bedrooms, 3 Bathrooms.
- Extending to 92 sq.m
- Walking distance to Town Centre and all amenities.

Outside

- Two car driveway.
- South-East facing enclosed garden.
- Garden shed.
- Enclosed gardens.

Services

- Mains water.
- Mains Drainage.
- OFCH.
- Fibre Broadband available.

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 W7C0





Building Energy Rating (BER): B BER No. 119921682
Energy Performance Indicator: 146.49 kWh/m²/yr

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

Sales Agent

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