FOR SALE

AMV: €450,000 **File No.E375.CWM**

Laurel Close, Coolcotts, Wexford Y35 P6F8

- **Substantial detached bungalow extending to c. 215 sq.m., offering versatile 4/5-bedroom accommodation on a private south-facing site of c. 0.27 acres in a quiet cul de sac setting.**
- **Exceptionally convenient location within walking distance of Wexford Town, Scoil Mhuire National School, Wexford General Hospital, shops, sporting facilities, and public transport links.**
- **Beautifully maintained family home featuring spacious reception rooms, adaptable living accommodation, detached garage, Seomra with electrics, and mature landscaped gardens ideal for modern family living.**
- **Accom in brief: Entrance hall, large sitting room, dining room, kitchen, snug / lounge, sunroom, utility, corridor to bedroom quarters with four bedrooms (two ensuite including one adapted bathroom with a separate living room space) and a family bathroom. Upstairs two ancillary rooms, a shower room and a further attic storage room.**
- **To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393**

SOCIETY OF CHARTERED SURVEYORS IRELAND

RICS

Kehoe & ASSOC.

Laurel Close, Coolcotts, Wexford Y35 P6F8

Laurel Close in Coolcotts is an impressive, detached bungalow residence occupying a private and mature south-facing site of approximately 0.27 acres, superbly positioned within a quiet cul de sac in one of Wexford's most convenient residential locations. Built in 1975 and thoughtfully extended over the years, this substantial home extends to c. 215 sq.m. and offers wonderfully versatile accommodation ideally suited to modern family living, multi-generational occupancy, or those seeking generous space close to every amenity.

The location is second to none, within a short walking distance of Scoil Mhuire National School, Wexford General Hospital, Wexford County Council offices, and the Department of Housing, Local Government and Heritage. Excellent transport links are available with a bus stop located just steps from the property, while shops, sporting facilities, and all everyday amenities are easily accessible. Wexford Town Centre is also within comfortable walking distance, making this a highly desirable and exceptionally convenient address.

Internally, the accommodation is bright, spacious, and exceptionally well laid out. The welcoming entrance hall leads to a large sitting room, dining room, kitchen, snug/lounge, sunroom, utility room, and a corridor connecting the bedroom quarters. There are four main bedrooms, including a generous master bedroom complete with ensuite and built-in mahogany wardrobes. A second bedroom benefits from built-in slide robes, while another bedroom enjoys views over the front garden. A particularly attractive feature of the property is the fourth bedroom suite, which incorporates its own sitting room and adapted bathroom, offering excellent independent living potential for multigenerational or extended family or guests. A well-appointed family bathroom completes the ground floor accommodation.

Upstairs, there are two additional ancillary rooms with built-in storage, ideal for use as a home office, playroom, hobby room, or games room, together with a shower room and access to extensive attic storage.

The property has been carefully upgraded and extended over time, including a significant extension in 1996 incorporating the kitchen, utility room, sunroom, and adapted bedroom accommodation, while a further snug/TV room extension was added in 2003. Additional features include a combi boiler, a detached concrete-built garage measuring approximately 6.9m x 4.8m, and a charming Seomra complete with electrics, ideal as a studio, home office, or garden retreat.

Outside, the mature, landscaped gardens enjoy excellent privacy and a sunny south-facing orientation, creating a peaceful and sheltered outdoor environment perfect for family enjoyment and entertaining.

This is a rare opportunity to acquire a substantial detached residence in a highly sought-after and established residential setting close to all services and amenities. Viewing comes highly recommended and can be arranged through the sole selling agents Kehoe & Associates on 053 9144393.

ACCOMMODATION

Entrance Porch	1.97m x 0.81m	Tiled flooring leading through timber frame single glazed door.
Entrance Hallway	3.31m x 1.49m	Carpeted flooring.
Door leading through to:		
Large Formal Sitting Room	5.77m x 3.63m	Carpeted flooring, open fireplace with mahogany timber surround, dual aspect with windows overlooking front garden and driveway and side garden.
From Central Hallway:		
Central Room	3.74m x 3.02m	Timber laminate flooring, double heighted vaulted ceiling with Velux overhead and timber carpeted staircase leading to first floor. Mahogany door leading through to hot-press with insulated water tank and timer controls.
Kitchen/Dining Room	4.15m x 3.99m	Lino flooring, fully fitted solid timber kitchen with floor and eye level cabinets and display cabinetry, corner window overlooking rear gardens, large counter space with tiled splashback and double drainers stainless steel sink, Bosch dishwasher, free standing Hotpoint oven with extractor fan overhead and free-standing Fisher & Paykel fridge freezer.
From Kitchen door through to:		
Snug/Livingroom	3.60m x 3.40m	Timber laminate flooring, dual aspect with large window overlooking rear garden, second window overlooking side entrance, solid fuel stove.
Off Kitchen, door leading through to:		
Utility Room	2.70m x 1.99m	Lino flooring, fully fitted with floor and eye level cabinetry and ample store space, Hotpoint washing machine and Creda easy load condenser dryer and tall larder presses.
Door leading through to:		
Sunroom	2.96m x 2.56m	Tiled flooring, glass surround and Perspex roof, sliding doors out to directly south facing gardens.

From Central Hallway, Corridor leading through to Bedroom Quarters:

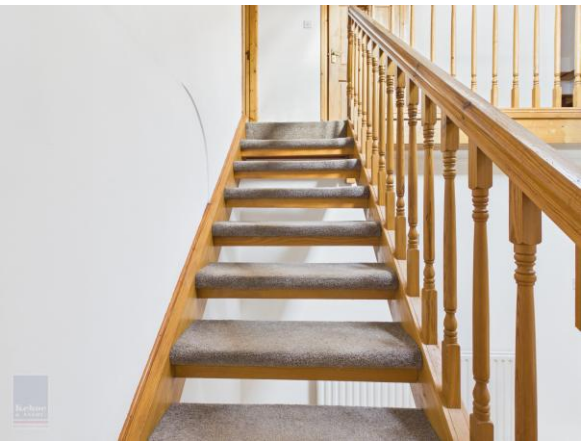
ACCOMMODATION

Corridor	5.85m x 0.98m	Carpeted flooring throughout, hatch to attic.
Bedroom 1	3.01m x 2.79m	Timber laminate flooring, window overlooking front gardens.
Bedroom 2	3.01m x 2.79m	Carpeted flooring, large window overlooking front garden, large slide robe wardrobes.
Bedroom 3	4.12m x 3.79m	Carpeted flooring, mahogany built in wardrobes, large window overlooking rear gardens.
Ensuite	2.09m x 1.20m	Tiled flooring, half wall tile surround, half bath with shower head with tile surround and w.h.b with mirror cabinetry overhead and w.c.
Bedroom 4	3.75m x 3.02m	Carpeted flooring, window overlooking side gardens.
Ensuite	1.81m x 1.89m	Tiled flooring, Myra Elite qr electric shower, w.h.b with shelf and mirror overhead and w.c. (adapted bathroom)
Bedroom 5	3.05m x 3.88m	Carpeted flooring, window overlooking rear gardens.
Second Corridor	4.50m x 1.05m	Carpeted flooring, mirror fixed to wall and roof light overhead.

Door leading through to:

Family Bathroom	3.89m x 2.54m (max)	Tiled flooring, half wall tiled surround, large corner bath with chrome faucet and shower head, w.h.b with mirror and lighting overhead, w.c and enclosed separate shower with Myra Elite and coving overhead.

From Central Room, timber carpeted staircase leading to:



ACCOMMODATION

First Floor

Landing Area	3.69m x 1.78m (max)	Carpeted floor, open shelves for storage.
Ancillary Room	4.43m x 3.98m	Carpeted flooring throughout, built in wardrobes, window overlooking front garden.
Door leading through to:		
Storage Attic	3.19m x 2.17m above eaves.	Ample additional storage space.
Shower Room	3.25m (max) x 2.08m (max)	(L-shaped) Carpeted flooring, enclosed shower, Triton T90 sr electric shower with tiled surround, w.h.b with tiled splashback with mirror and lighting overhead adjacent to window overlooking front gardens and w.c.
Second Ancillary Room	4.00m (max) x 3.50m	Ideal for office/playroom/games room. Carpeted flooring, built in wardrobes, window overlooking front gardens.

Total Floor Area: c. 215 sq.m / 2,314 sq.ft

Features

- Detached bungalow within walking distance of Wexford town
- Built 1975
- Extending to c. 215 sq.m
- 4/5 Bedrooms, 4 bathrooms

Outside

- Landscaped private gardens
- Site extends to c. 0.27 acre
- Seomara with electrics
- Separate concrete-built garage 6.9mtr x 4.8mtr

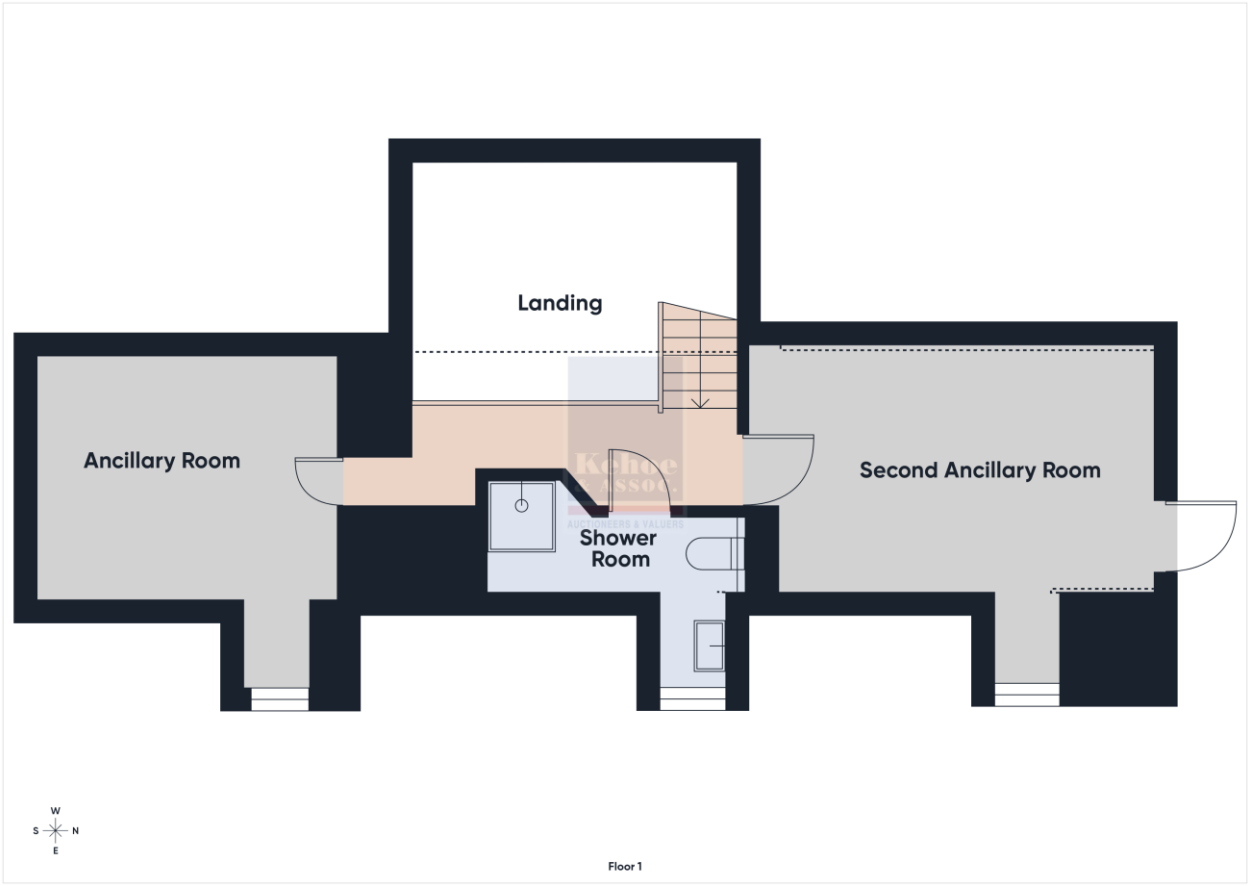
Services

- Mains water
- Mains drainage
- OFCH
- Combi boiler
- 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 P6F8**

Sunroom
Snug/Livingroom
Kitchen/Dining Room
Utility Room
Family Bathroom
Bedroom 5
Central Room
Ensuite
Bedroom 4
Large Formal Sitting Room
Hallway
Ensuite
Entrance Hallway
Bedroom 1
Bedroom 2
Bedroom 3
Entrance Porch
W
S
N
E
Floor 0



Building Energy Rating (BER): D2 BER No. 119238871
Energy Performance Indicator: 270.45 kWh/m²/yr

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

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