

FOR SALE

AMV: €425,000

File No. E256.CWM



12 Carrig Haven, Clonard, Wexford Y35 T6C6

- Beautifully presented 4/5-bed detached family home in the sought-after Carrig Haven development, Clonard. Built in 2003 and extending to 145 sq.m.
- Spacious and flexible layout with open-plan living, solid ash kitchen (refurbished 2022), and master ensuite.
- Superb location within walking distance of all amenities and easy access to Wexford town and the M11.
- Accommodation comprises of an entrance hall, sitting room with open fire, spacious kitchen / dining, utility and guest bathroom, second living room (5th bedroom). Upstairs four bedrooms with master ensuite and built-in-wardrobes in three rooms.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

12 Carrig Haven, Clonard, Wexford Y35 T6C6

12 Carrig Haven is a superb four-bedroom detached family home extending to approximately 145 sq.m (1,560 sq.ft), ideally situated in the highly sought-after Clonard area of Wexford town. Built in 2003, this beautifully maintained home offers bright, well-proportioned living space, a flexible layout, and a prime location within walking distance of all local amenities.

The accommodation is both spacious and practical. The welcoming entrance hall leads to a bright sitting room featuring an open fireplace, creating a warm and inviting family space. The heart of the home is the large kitchen and dining area, which was fully refurbished in 2022 with a solid ash kitchen, offering excellent storage, modern finishes, and direct access to the rear garden. A separate utility room provides additional storage and functionality, while a guest WC is conveniently located on the ground floor. Completing the downstairs layout is a second living room, which also serves perfectly as a fifth bedroom or home office, ideal for growing families or remote working.

Upstairs, there are four generous bedrooms, including a master bedroom with ensuite bathroom. Two of the bedrooms feature built-in wardrobes, offering ample storage. A family bathroom completes the first-floor accommodation. The attic is floored and fitted with lighting, providing valuable additional storage space.



Outside, the property benefits from a private driveway and enclosed rear garden — perfect for family living or outdoor entertaining.

Carrig Haven is a mature and highly regarded residential development, ideally located within walking distance of schools, shops, supermarkets, cafés, sports facilities, and Wexford town centre. The property offers easy access to the M11 motorway, making it ideal for commuters travelling to Dublin or surrounding areas. Wexford's beautiful beaches, scenic walks, and vibrant town amenities are all within a short drive, offering an exceptional quality of life.

12 Carrig Haven presents a wonderful opportunity to acquire a well-appointed, energy-efficient, and versatile family home in a superb location. Viewing is highly recommended.

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



ACCOMMODATION

Entrance Hallway	4.90m x 2.18m	Tiled flooring throughout, radiator cover with oak drawers and storage space under staircase, alarm. Door leading through to
Sitting Room	5.17m (max) x 4.24m	Solid timber flooring throughout, feature bay window overlooking front garden and common green area, feature open fireplace with cast iron insert and mantel surround with a granite tile hearth, tv points and electric points.
<i>Double glass doors leading to:</i>		
Kitchen/Dining Room	6.60m x 5.12m	Fully fitted solid ash refurbished in 2022 with subway tiles to include new worktops, new double oven, new breakfast counter island, new integrated electric hob with extractor fan overhead with space for a microwave, Bosch dishwasher, double drainers stainless steel sink overlooking rear gardens. Sliding patio door leading out to south westerly facing rear garden, completely enclosed ultimately providing private secluded area with raised timber patio adjacent to fishpond and separate stone patio, large storage shed.
Utility Room	1.91m x 1.26m	Tiled flooring, space for washing machine and dryer, worktop counter space with tiled splashback and overhead storage presses with hatch to single storey attic. Door leading to rear garden.
Guest Bathroom:	1.90m x 1.40m	Tiled flooring, floor to ceiling tile surround, w.h.b with mirror overhead and w.c.
Second Sitting Room (Ground Floor Bedroom 5)	4.77m x 2.83m	Solid timber floor, large window overlooking cobble lock front driveway, tv points and electrical points.
Timber staircase with carpeted runner and chrome bars leading to:		







ACCOMMODATION

First Floor

Landing	4.06m x 1.92m	Carpeted flooring throughout, hot-press with open shelves.
Master Bedroom	4.58m x 3.85m	Carpeted flooring throughout, treble bay wardrobe with drawers built in. Large window overlooking common green areas.
En suite	2.42m (max) x 1.54m	Vinyl flooring, enclosed shower with tiled surround, electric Triton T90z, floor to ceiling tile surround, w.h.b with cabinetry underneath and w.c.
Bedroom 2	3.53m x 3.00m	Tongue & groove flooring, built in wardrobes, large window overlooking south westerly facing rear garden.
Bedroom 3	3m x 2.96m	Tongue & groove flooring, large window overlooking south westerly facing rear garden.
Bedroom 4	3.68m x 2.66m	Tongue & groove flooring, built in wardrobe, window overlooking common green areas to the front.
Family Bathroom	2.42m x 1.91m	Tiled flooring, floor to ceiling tile surround, bath with chrome faucet and shower head, w.h.b and w.c.

Total Floor Area: c. 145 sq.m / 1,560 sq.ft







Features

- Built in 2003
- Detached house
- 4 Bedrooms (5th bedroom option on ground floor), 3 bathrooms
- Extending to 145 sq.m
- Walking distance to all amenities

Outside

- Cobble lock driveway
- Enclosed rear garden with footpath surround
- Separate detached storage shed 3.60m x 2.69m, concrete ground, electric points and lighting
- Ornate fishpond adjacent to elevated patio

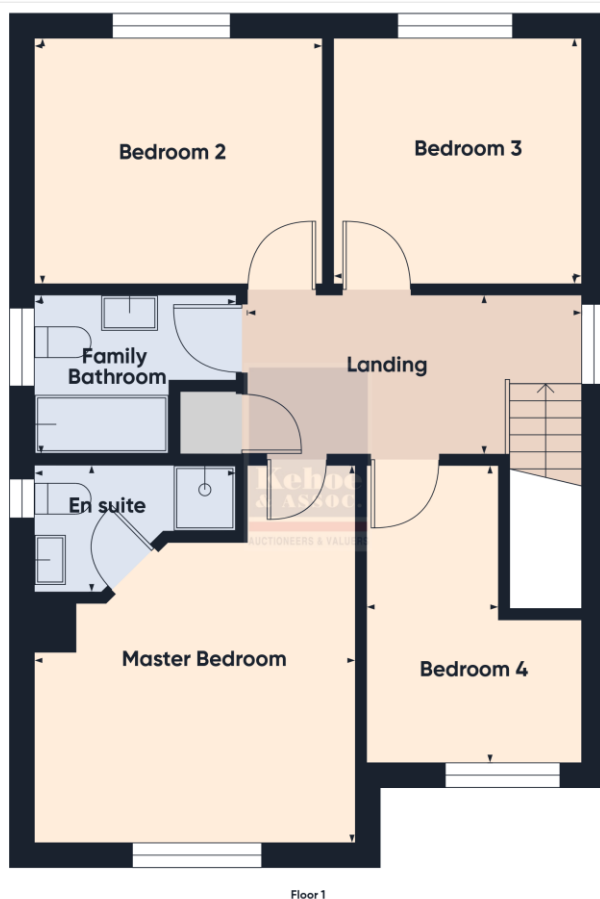
Services

- Mains water
- Mains drainage
- OFCH
- Fibre broadband
- Alarm

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 T6C6





Floor 1

Building Energy Rating (BER): C1 BER No. 117491175

Energy Performance Indicator: 164.36 kWh/m²/yr

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

Sales Agent

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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. PRSA No. 002141