

FOR SALE

AMV: €295,000

File No.E238. BK



43 Mansfield Drive, Coolcotts, Wexford

- Spacious 4-bedroom / 2-bathroom semi-detached residence extending to c. 135 sq. m. / 1,453 sq. ft. positioned within the mature and sought after development of Mansfield Drive on the outskirts of Wexford Town.
- Excellent family home offering flexible and well-proportioned living accommodation and fantastic potential for a purchaser to modernise to their own specification.
- Private rear garden backing directly onto Clonard GAA Club grounds with off street parking to the front and set in a quiet family orientated cul de sac setting.
- Most conveniently located just 400m from Scoil Mhuire, Coolcotts and a local bus stop with Wexford General Hospital, secondary schools, supermarkets, sports clubs and public transport links all within easy reach together with access onto the N11 / M11 and N25 roads network.
- Ideal opportunity for purchasers seeking a spacious family home within a settled and established residential location close to Wexford Town and all everyday amenities.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

Location

43 Mansfield Drive enjoys a highly convenient and established residential setting on the outskirts of Wexford Town, within easy reach of an excellent range of everyday amenities. Positioned approximately 2km from Wexford Town Centre, this location offers superb accessibility to shops, supermarkets, cafés, restaurants, schools, sporting facilities and public transport links. Wexford General Hospital together with Wexford County Council Offices are both just 1km away.

The property is ideally situated for commuters with ease of access onto the N25 and N11 / M11 roads network, connecting south Wexford, Waterford and Dublin. Wexford Bus and Rail Stations at Redmond Square are only a short drive away, providing regular daily services to Dublin City, Dublin Airport and Rosslare Europort.

A wide selection of primary and secondary schools are located nearby together with amenities such as Clonard GAA Club, Wexford Racecourse, Wexford Wanderers RFC and Wexford Harbour Boat and Tennis Club. Both of Wexford's renowned 'Blue Flag' beaches at Curracloe and Rosslare Strand are reachable within approximately 20 minutes, offering some of the finest coastal amenities in the south east.



43 Mansfield Drive, Coolcotts, Wexford

Kehoe & Assoc. are delighted to present this spacious 4-bedroom semi-detached family residence to market positioned within the mature and highly regarded development of Mansfield Drive. This established residential address offers a superb balance between convenience and peaceful residential living. The property enjoys a quiet cul de sac setting with off street parking to the front. To the rear, the garden is exceptionally private and backs directly onto Clonard GAA Club grounds, creating a peaceful and mature backdrop rarely found so close to Wexford Town Centre.

Internally, the property offers bright and generously proportioned accommodation extending to c. 135 sq. m. / 1,453 sq. ft with excellent flexibility throughout. The ground floor accommodation comprises an entrance porch, entrance hallway, kitchen, dining room and a large sitting room featuring an open fireplace and double aspect windows which flood the room with natural light. This spacious reception area offers ample space to incorporate a bright home office workspace or alternatively a formal dining area depending on a purchaser's requirements. The dining room itself could equally serve as a second lounge, playroom or additional home office, highlighting the flexibility of the overall layout.

Upstairs, the first floor accommodation comprises a landing area, family bathroom and four well-proportioned bedrooms including the master ensuite. While the property would benefit from modernisation, it presents a superb opportunity for a purchaser to renovate and modernise to their own style and specification. The overall scale, layout and location combine to create a property with exceptional long term family home potential within one of Wexford Town's most convenient residential settings.





ACCOMMODATION

Ground Floor

Entrance Porch	1.79m x 1.70m	Lino flooring.
Entrance Hallway	2.89m x 1.81m	Carpet flooring and staircase to first floor.
Extensive Living Room	7.38m x 4.15m (max)	Carpet flooring, open fireplace with granite hearth & brick surround.
Kitchen / Diner	5.43m x 3.83m (max)	Part tiled part laminate flooring, floor & eye level units, tiled splashback, integrated electric oven, electric hob with overhead extractor, plumbed for dishwasher & washing machine, integrated fridge freezer and French doors to rear garden area. Double doors into:
Dining Room	4.12m x 2.41m	Laminate flooring and bay window.

First Floor

Landing	2.379m x 1.83m (max)	Carpet flooring.
Family Bathroom	2.50m x 1.68m	Fully tiled, w.c., w.h.b., and bath with Triton T90i electric shower.
Bedroom 4	2.81m x 2.53m	Carpet flooring, integrated wardrobe units.
Bedroom 2	3.71m x 3.28m	Carpet flooring and integrated wardrobe units.
Bedroom 3	3.64m x 3.52m	Carpet flooring and integrated wardrobe units.
Master Bedroom	5.52m x 2.40m	Laminate flooring, integrated wardrobe units and ensuite.
Ensuite	2.39m x 1.60m	Fully tiled, wc, w.h.b., and shower stall with Triton T90z electric shower.

Total Floor Area: c. 135 sq. m / 1,453 sq. ft.







Features

- Acc. extending to c. 135 sq. m. / 1,453 sq. ft.
- Mature and established residential development
- Spacious 4-bedroom family home
- Flexible living accommodation
- Large sitting room with double aspect windows

Outside

- Surrounded by amenities
- Easy access to N11 / M11 and N25
- Private rear garden
- Off street parking
- Storage shed
- Quiet cul de sac setting

Services

- Mains water
- Mains drainage
- O.F.C.H.
- ESB
- Fibre broadband available

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

DIRECTIONS: From Redmond Square proceed up Hill Street. After the traffic lights at the top of the hill turn left and continue past the Court House. Take the 2nd exit off the roundabout onto Coolcotts Lane. Continue along Coolcotts Lane and turn left at the next roundabout. Take an immediate left turn into Mansfield Drive. The property for sale is 150m on the left-hand-side ('For Sale' board). **Eircode: Y35 T9P9**







Building Energy Rating (BER): D2 BER No. 119191146
Energy Performance Indicator: 292.36 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

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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. PRA No. 002141