FOR SALE

AMV: €167,500 **File No. c536CM**

17 Heathfield,
Clonard Road, Wexford

- **Exquisite 3 bed family home on the Clonard Road in Wexford Town.**
- **Within easy walking distance of all amenities including primary & secondary schools, supermarkets, pubs, pharmacy & butchers.**
- **Beautiful rear garden with some planters, mature shrubs, trees and flowers**
- **Accommodation briefly comprises; entrance hallway, storage beneath stairs, sitting room, kitchen/dining room, 3 bedrooms and family bathroom.**
- **Viewing strictly by prior appointment with the sole selling agents only.**

SOCIETY OF CHARTERED SURVEYORS IRELAND

RICS®

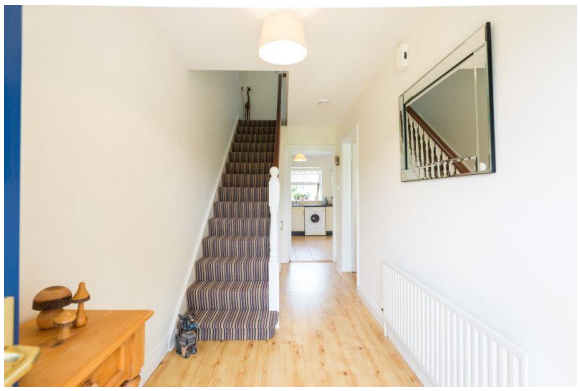
Kehoe & ASSOC.

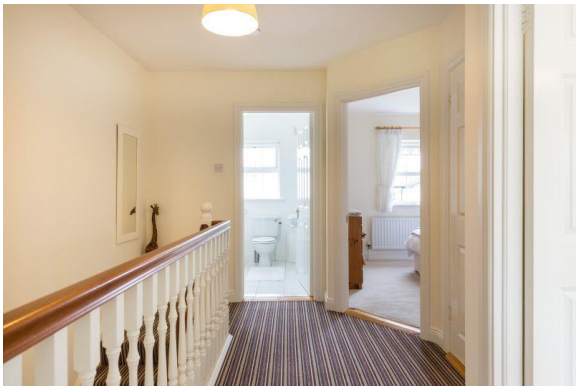
17 Hethfield, Clonard Road, Wexford

This is an exquisite 3 bed family home, situated at Heathfield on the Clonard Road in Wexford. The location is excellent and within easy walking distance of all amenities including both primary & secondary schools. A short walk will take you to a choice of supermarkets, pubs, pharmacy, butcher, etc. The property is presented in pristine show-house condition. It is ready for immediate occupation. No. 17 Heathfield is a real gem and must be viewed to be appreciated. There is a wonderful rear garden which is set out in lawn and some planters with mature shrubs, flowers and trees. There is a front garden in lawn and a private driveway.

All of this is situated overlooking the green area at Heathfield – a most popular residential development.

To arrange a suitable viewing time, contact the sole selling agents, Wexford Auctioneers, Kehoe & Assoc. at 053 9144393 or by email at info@kehoeproperty.com.





ACCOMMODATION

Entrance Hallway	5.10m x 1.87m	With timber floor covering. Storage beneath stairs.
Sitting Room.	4.69m x 3.34m	Feature fireplace, cast iron inset and timber surround. T.V. point, telephone point, timber floor covering, ceiling coving. Large picture window to front. Double doors to:
Kitchen/Dining Room	5.28m x 3.51m	With fitted kitchen, extensive wall and floor units. Stainless steel sink unit, integrated dishwasher, Touchtronic Hotpoint hob and oven. A-rated fridge freezer and washing machine. Tiled floor. Timber floor covering in dining area. Ceiling coving and sliding door to rear garden set out in lawn and flower beds.
Timber stairs to first floor		
Landing Area	3.65m x 2.68m	Hotpress, fitted shelving and dual immersion water heater.
Bedroom 1	3.74m x 3.28m	
Bedroom 2	3.64m x 2.91m	With extensive fitted wardrobes.
Bedroom 3	2.81m x 2.32m	
Family Bathroom	2.11m x 1.91m	W.C., w.h.b., bath with Triton T90z electric shower above. Tiled floor, splash and bath surround.

Total Floor Area: c. 87 sq. m. (c. 936 sq. ft.)

FEATURES

- Property in show-house condition.
- 3 spacious bedrooms.
- Walking distance to all amenities.
- Overlooking green area.
- Beautiful rear garden.

OUTSIDE

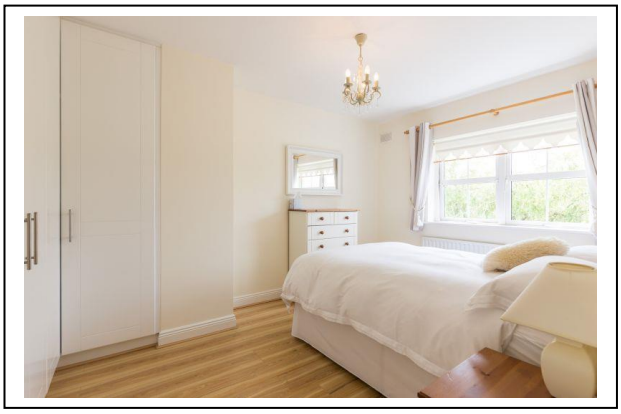
- Driveway to front.
- Rear garden with lawn and raised planters.
- Variety of shrubs, plants and trees.

SERVICES

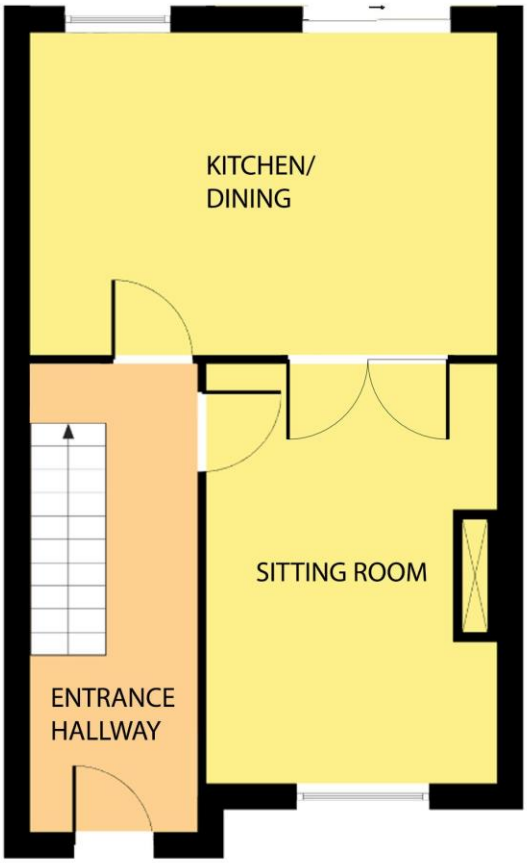
- Mains water.
- Mains drainage.
- ESB.
- Telephone.
- OFCH.
- High speed fibre broadband.
- uPVC double glazing.

PLEASE NOTE: The following items are included in the sale; all carpets, some curtains, light fittings, blinds and the kitchen appliances including, oven, hob, dishwasher, washing machine and fridge-freezer.

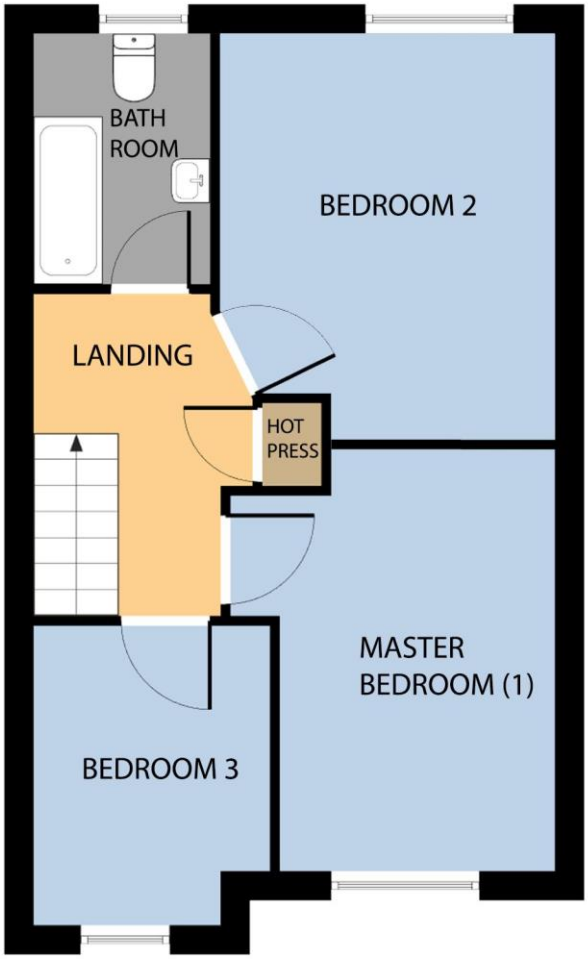
DIRECTIONS: In Wexford town proceed up Summerhill passing Wexford GAA Park on the left hand side. Proceed through the two small roundabouts. Continue for approximately 400m and the development known as Heathfield is here on the right hand side. Proceed into Heathfield, continue straight ahead and the property for sale, No. 17, is on your right hand side, directly facing the green area (For Sale board).
Eircode: Y35 E9T7



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): C2 **BER No.: 113096002**
Energy Performance Indicator: 193.98 kWh/m²/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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