



EXCELLENT SCHOOLS & NEARBY AMENITIES

Cluain Beag is a stylish modern development of two and three bedroomed homes located at Clonard in Wexford Town, a very popular and much sought after address.

Conveniently located adjacent to Westpoint Business Park, opposite Wexford Retail Park and just a short stroll from Clonard Industrial Estate. It is within walking distance of both primary and secondary schools including the new Loreto with the local link

bus stop literally around the corner. Clonard is well serviced by an array of local sports clubs and leisure activities. Useful services including restaurants, shops, both Lidl & Aldi Supermarkets and hardware/ household/electrical stores are all close by.



A SHORT DISTANCE FROM WEXFORD TOWN

Cluain Beag in a desirable area and highly accessible location, only 5 minutes drive from Wexford town centre.



William Neville & Sons



053 9144393



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CLUAIN BEAG

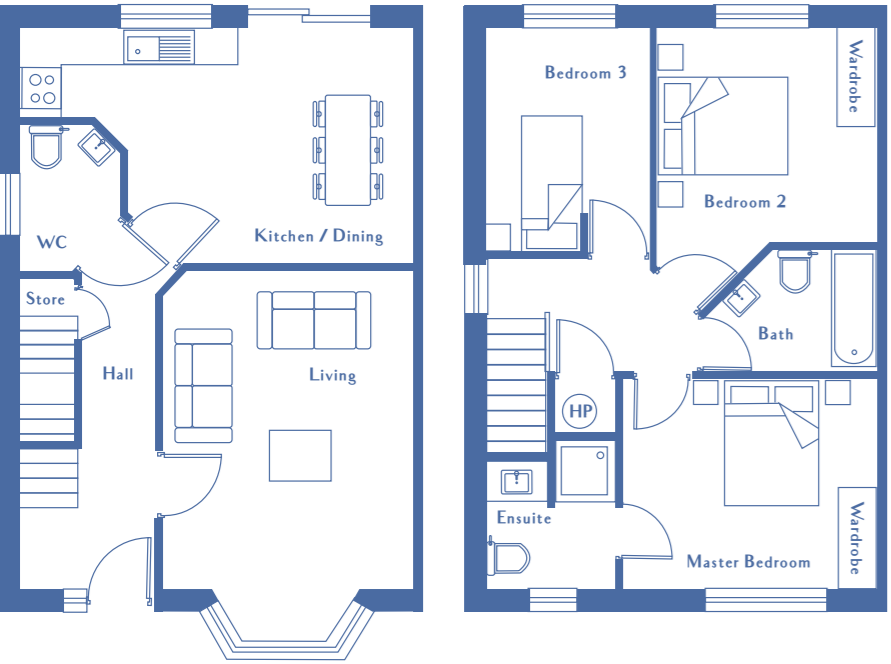
CLONARD WEXFORD



HOUSE TYPE A

3 BEDROOM

97 SQM | 1040 SQFT



GROUND FLOOR

FIRST FLOOR

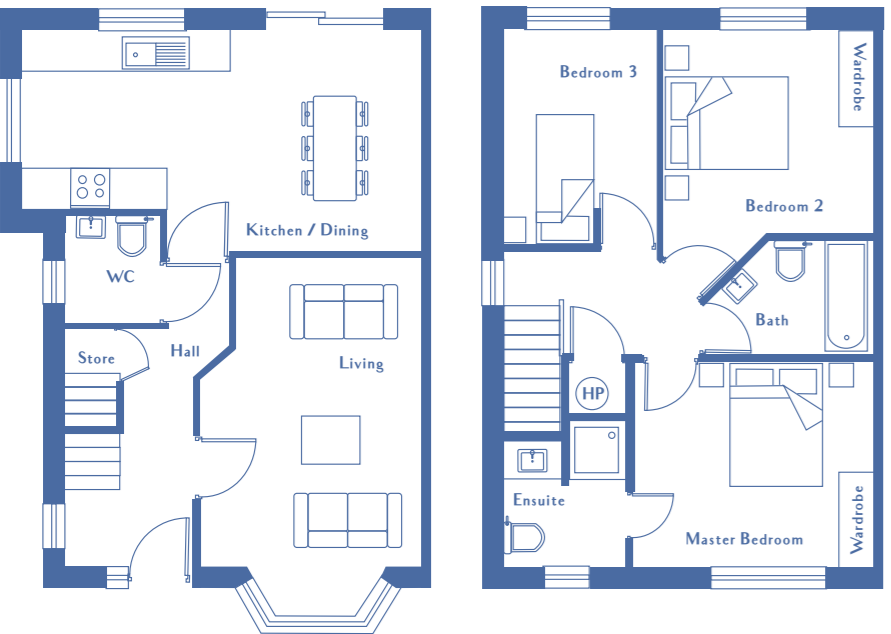
ROOM	SQM	SQFT
Living Room	4.2x3.5	13'9" x 11'6"
Kitchen / Dining	4.9x4.0	16'0" x 13'1"
Bedroom 1	3.6x2.9	11'9" x 9'6"
Bedroom 2	3.3x3.2	10'10" x 10'6"
Bedroom 3	3.2x2.2	10'6" x 7'2"



HOUSE TYPE A1

3 BEDROOM

99 SQM | 1065 SQFT



GROUND FLOOR

FIRST FLOOR

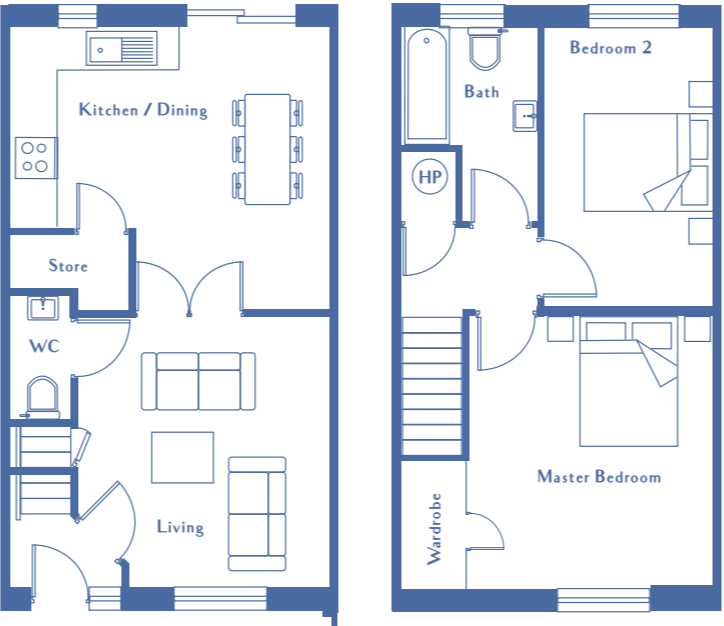
ROOM	SQM	SQFT
Living Room	4.2x3.5	13'9" x 11'6"
Kitchen / Dining	4.9x4.0	16'0" x 13'1"
Bedroom 1	3.6x2.9	11'9" x 9'6"
Bedroom 2	3.3x3.2	10'10" x 10'6"
Bedroom 3	3.2x2.2	10'6" x 7'2"



HOUSE TYPE B

2 BEDROOM

78 SQM | 840 SQFT



GROUND FLOOR

FIRST FLOOR

ROOM	SQM	SQFT
Living Room	4.2x3.6	13'9" x 11'10"
Kitchen / Dining	4.0x3.9	13'1" x 12'9"
Bedroom 1	4.0x3.6	13'1" x 11'9"
Bedroom 2	4.1x2.5	13'5" x 8'2"



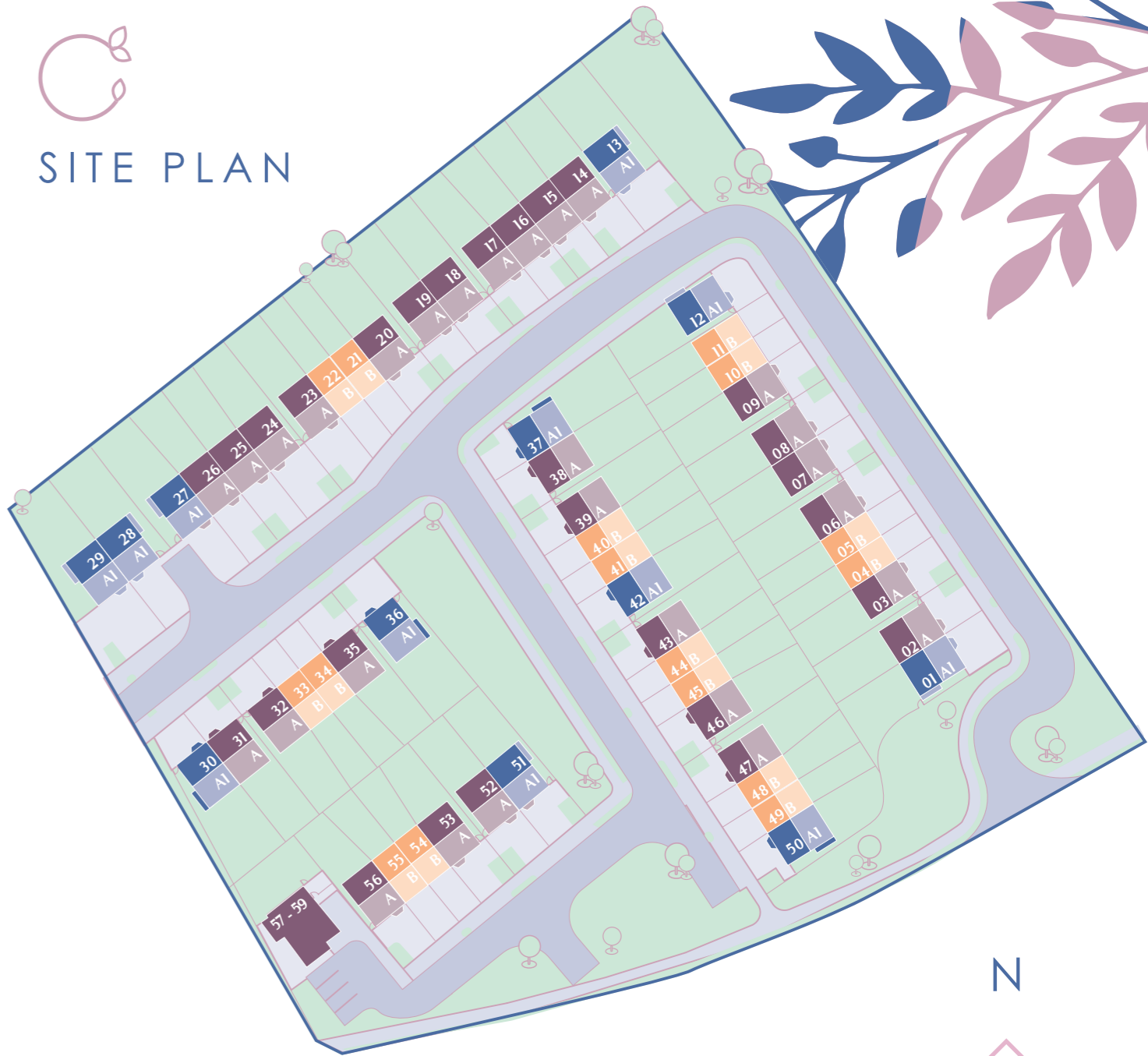
HIGH QUALITY SPECIFICATIONS

These A rated homes will feature:

- 10 year homebond guarantee
- Zoned natural gas fired central heating
- High performance, double glazed PVC windows and patio doors
- High quality fitted kitchens
- Stylish contemporary bathrooms and shower rooms
- Tiling to bathrooms
- Wired for telephone and broadband
- Photovoltaic panels
- Fully painted internally
- Gardens ready for seeding and cultivation
- Landscaped open space



SITE PLAN



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HOUSE TYPE A

3 BEDROOM

97 SQM | 1040 SQFT

HOUSE TYPE A1

3 BEDROOM

99 SQM | 1065 SQFT

HOUSE TYPE B

2 BEDROOM

78 SQM | 840 SQFT