

FOR SALE

AMV: €183,000 (Fully Furnished)

File No. c741.LM



105 Clonard Village Clonard, Wexford

- Spacious 3 bedroom family home located in Clonard Village, close to the Wexford's Ring Road and the town centre.
- Within easy walking distance of both primary & secondary schools.
- Large enclosed south backing garden to the rear with sunny aspect.
- Acc.: entrance hallway, living room, kitchen/dining room, 3 bedrooms, family bathroom.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe
& ASSOC.**

105 Clonard Village, Clonard

Spacious 3 bedroomed conveniently located in Clonard Village close to the ring road and all primary routes. The property is within easy walking distance of both primary and secondary schools including the new Loreto, industrial/business parks and only a short drive to Wexford's town centre. The property offers bright, spacious accommodation and is presented to the market in mint condition throughout. This attractive home has easy ramp access to the front (no steps) and spacious free flowing accommodation on the ground floor. It occupies a spacious sunny site with communal parking outside your door. There is a large enclosed south backing garden to the rear with wonderful sunny aspect perfect for outdoor dining. It would make an ideal starter home, investment opportunity or low maintenance retirement home conveniently located close to all amenities. If you are looking to downsize or searching for a spacious easy to manage home in the Wexford Town, this is an opportunity not to be missed. For further details and appointment to view contact Wexford Auctioneers, Kehoe & Associates 053-9144393.



ACCOMMODATION

Entrance Hallway	4.42m x 1.97m	
Kitchen/Dining	5.64m x 2.6m	With built in floor and eye level units, hob, oven, extractor, washing machine, dishwasher, fridge freezer, part tiled walls, tiled floor and French doors to rear garden
Living Room	4.97m x 3.53m	With laminate timber floor and open fireplace with surround.
Guest W.C		With w.c. and w.h.b.
Bedroom 1	3.98m x 2.58m	With built in wardrobe and dual aspect window
En-suite	1.60m x 1.58m	With w.c., w.h.b. and tiled shower stall.
Bedroom 2	3.64m x 2.65m	
Bedroom 3	3.64m x 2.87m	
Bathroom	2.13m x 1.55m	Bath, w.c., w.h.b., part tiled walls and tiled floor

Total Floor Area: c. 85.38 sq. m. (c. 919 sq.ft.)



FEATURES

- Spacious 3 bedroomed house
- Fully furnished, ready for immediate occupation.
- Presented in mint condition.

OUTSIDE

- Communal parking.
- Enclosed rear garden with sunny aspect.

SERVICES

- Mains water.
- Mains drainage.
- Mains electricity
- OFCH

NOTES: All carpets, curtains, blinds, light fittings, electrical appliances, and furniture are included in the sale. Service Charge €150 per annum.

DIRECTIONS: Turn into Clonard Village, at the entrance close to Whitford House Entrance. Proceed in here follow the road around to the right continue past the green area on the right. Follow around the green area on the right, take the next left and No. 105 is on the right-hand side. For Sale Sign. Eircode. Y35 C2P9.

Building Energy Rating (BER): D1

BER No. 106822638

Energy Performance Indicator: 242.17 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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053 9144393

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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