

FOR SALE

AMV: €165,000 (Furnished)

File No. c769.BF



Clonard Village, Wexford

- Spacious 3 bedroomed duplex style residence situated in a corner position overlooking the green area with lovely views over the surrounding countryside.
- Large balcony/terrace opening off the living room offering a lovely outdoor space with great privacy and views due to its corner position.
- Clonard Village is conveniently located within walking distance of all schools, shops, Churches and Wexford Town amenities.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe
& ASSOC.**

1 The Green, Clonard Village, Wexford

Spacious 3 bedroomed duplex style residence with own door access situated in a corner position overlooking the green area with lovely views over the surrounding countryside. Clonard Village is conveniently located within walking distance of all schools, shops, Churches and Wexford Town amenities. The property is presented in excellent condition throughout and is offered for sale fully furnished. The accommodation extends to c. 89 sq.m. and is well laid out over two floors with a spacious open plan kitchen/dining/living room at entry level and 3 generously proportioned bedrooms upstairs. There is a large balcony/terrace opening off the living room offering a lovely outdoor space with great privacy and views due to its corner position. Ample parking to the front with shared under-stairs storage room for bins etc. This property is an ideal starter home, weekend retreat or investment property.

For viewing arrangements contact Wexford Auctioneers Kehoe & Associates 053-9144393.



ACCOMMODATION

Entrance Hallway	3.237m x 1.266m	
Open Plan Kitchen/Living/ Dining Area	7.18m x 5.16m	With built-in floor and eye level units, hob, oven, extractor, fridge-freezer, dishwasher, washing machine, part tiled walls, electric fire, laminate floor and French doors to:
Balcony/Terrace	2.97m x 5.23m	With views of the surrounding countryside.
Walk-In Storage Closet	1.92m x 0.97m	With laminate floor.
Toilet	1.26m x 1.99m	With w.c. and w.h.b.
First Floor		
Bedroom 1	2.95m x 2.50m	With timber floor.
Bedroom 2	2.84m x 3.54m	With built-in wardrobe and timber floor.
Bathroom	2.07m x 1.72m	With bath, w.c., w.h.b., part tiled walls and tiled floor.
Bedroom 3	3.08m x 3.19m	With excellent range of built-in wardrobes and timber floor.
Shower Room	1.90m x 2.10m	Tiled shower stall with electric shower, w.c. and w.h.b.
Ensuite	(max)	
Walk-In Hotpress		With dual immersion.

Total Floor Area: c. 89 sq.m / c. 957 sq.ft



FEATURES

- Own door access.
- Presented in excellent condition.
- Fully furnished.
- Spacious accommodation.

OUTSIDE

- Ample car parking.
- Spacious balcony/terrace.
- Shared downstairs storage room
- Well maintained green space

SERVICES

- Mains water.
- Mains drainage.
- Mains electricity.
- Electric storage heating

PLEASE NOTE: Service charge € per annum

DIRECTIONS: Enter Clonard Village via the entrance close to Woodies and Ufucoffee take the 2nd right. Proceed to the top of this road and No. 1 The Green is on the right-hand corner. For Sale Sign. Y35Y285



Building Energy Rating (BER): D1 BER No. 109755116
Energy Performance Indicator: 247.55 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