

FOR SALE

AMV: €170,000 (Fully furnished)

File No. c791.CWM



No. 99 Clonard Village, Clonard, Wexford

- Large 2 bedroom property located in Clonard Village
- Conveniently located close to the Wexford's Ring Road, Min Ryan Park, local retail park and the town centre.
- Within easy walking distance of primary & secondary schools.
- Enclosed garden to the rear and easy access at the front with no steps.
- Acc.: entrance hallway, living/kitchen/dining room, guest w.c., 2 bedrooms (master en-suite), family bathroom and hotpress.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe
& ASSOC.**

Two-bedroom house in Clonard Village, the most conveniently located area just off the Wexford Ring Road and all primary routes. Within walking distance of all schools, shops, retail park, hairdressers, gym, coffee shops, Churches and Wexford Town amenities. The property is bright and spacious, presented in excellent condition throughout and is offered for sale fully furnished. The accommodation extends to c. 83 sq.m. and is well laid out over two floors with a spacious open plan kitchen/dining/living room at ground floor level and 2 generously proportioned bedrooms upstairs. 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 garden to the rear. This property is an ideal starter home, downsizers, weekend retreat, for those seeking a spacious low maintenance home in Wexford town. It would also be attractive to investors as the area has high rental demand.

A must view property not to be missed, book your appointment today by contacting Wexford Auctioneers Kehoe & Associates 053-9144393.



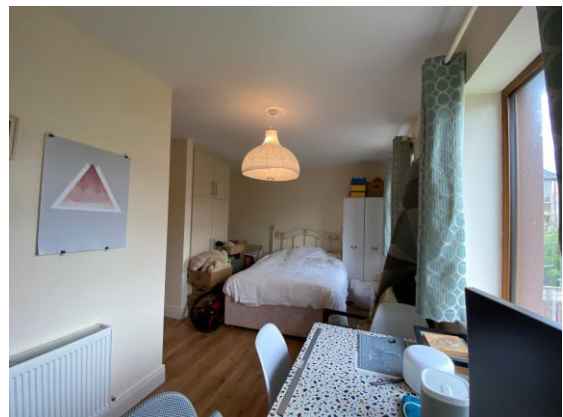
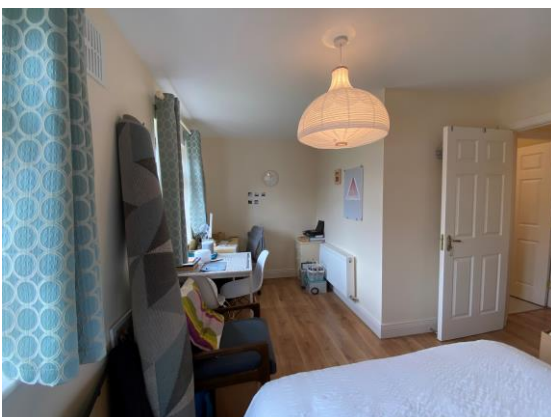
ACCOMMODATION

Entrance Hallway	4.70m x 1.99m	With timber laminate flooring.
Guest W.C.	1.90m x 0.93m	W.C., w.h.b. with mirror and light overhead. Laminate flooring.
Kitchen/Living/Dining Room	8.40m (max) x 8.40 (max)	Living Area: feature solid fuel insert stove with black marble fireplace surround. French doors leading to rear patio. Dual aspect windows, t.v. & Broadband points. Timber laminate flooring Kitchen: floor and eye level units, ample counter space, Bosch washing machine integrated Indesit electric oven, induction hob with overhead extractor fan, Whirlpool fridge-freezer. Stainless steel sink unit with drainer and tiled splashback. Broadband points.

Timber stairs with mahogany brush & ivory handrail & posts.

Landing	3.00m x 1.00m	Hotpress with dual fuel immersion and ample shelving. Attic access. Timber laminate floor
Family Bathroom	2.38m x 1.80m	Bath with Triton A5200xt above and tiled surround walls. W.C., w.h.b. with tiled splashback, mirror and lighting overhead. Lino flooring.
Master Bedroom	3.59m x 3.28m	Built-in wardrobes, timber laminate flooring.
En-suite	1.52m x 1.44m	W.C., w.h.b. with tiled splashback and mirror & lighting overhead. Enclosed corner shower stall with Triton T90Z shower with glass sliding doors and floor to ceiling tiled surround.
Bedroom 2	4.90m (max) x 3.30m (max)	Dual aspect windows, built-in wardrobe. Timber laminate flooring.

Total Floor Area: c. 83 sq. m. (c. 893 sq. ft.)





OUTSIDE

- Expansive decking area
- Garden shed for storage
- Westerly aspect garden with sun from lunchtime through to late evening.
- Garden in lawn
- Communal car parking.
- Well maintained green space in the development

FEATURES

- Own door access
- Spacious accommodation
- Presented in excellent condition

SERVICES

- Mains water
- Mains drainage
- Mains electricity
- Fibre Optic Broadband
- 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 Y5D3



Building Energy Rating (BER): C1 BER No. 114353212
Energy Performance Indicator: 154.28 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents only.
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

Sales Agent
CATRIONA MURPHY
087 2427525

Email: catriona@kehoeproperty.com

Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



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

