

FOR SALE

AMV: €235,000

File No. c973.BF



36 McClure Meadows, Wexford

- **Excellent 3 bedroomed semi-detached residence located in this much sought-after development on the outskirts of Wexford Town. Within walking distance of schools, shops, and the choice of retail outlets in Clonard Business Park. Easy access to the ring road and national roads network. The property has been well maintained, tastefully decorated and is presented to the market in mind condition throughout. Classy neutral colour scheme with ample kitchen storage, luxurious contemporary bathroom and built-in wardrobes in all bedrooms.**
- **Fabulous south facing rear garden laid out on two levels with spacious patio area and elevated deck with built-in seating and bar the ultimate party room, perfect for entertaining and hosting family events.**
- **To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.**

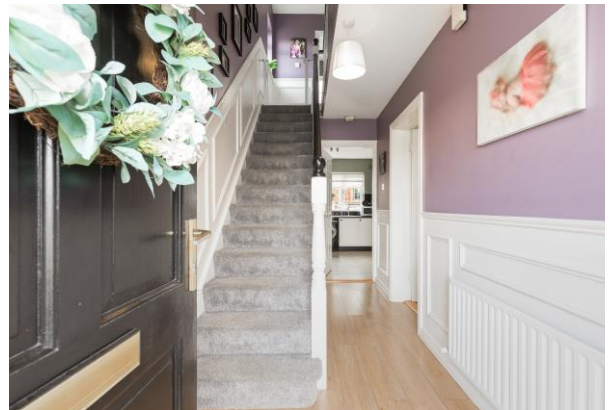
**Kehoe
& ASSOC.**

36 McClure Meadows, Wexford

Excellent 3 bedroomed semi-detached residence located in this much sought after development on the outskirts of Wexford Town. Within walking distance of the Loreto Secondary School, Woodies, Aldi, and the choice of retail outlets in Clonard Business Park. Easy access to the ring road and national roads network. The property has been well maintained, tastefully decorated and is presented to the market in mint condition throughout. Classy neutral colour scheme with ample kitchen storage, luxurious contemporary bathroom and built-in wardrobes in all bedrooms.

The outdoor space here is fabulous, it is directly south facing and an absolute suntrap. Laid out on two levels all in low maintenance finish resulting in a successful merging indoor and outdoor living. There is a spacious patio area off the kitchen finished in maintenance free artificial grass perfect for outdoor dining. Stone steps lead to a spacious elevated deck with built-in seating and bar the ultimate party room, perfect for entertaining and hosting family events.

This excellent semi-detached home has much to offer any first-time purchaser, family or investor. Early viewing comes highly recommended, contact Wexford Auctioneers Kehoe & Associates 053-9144393.

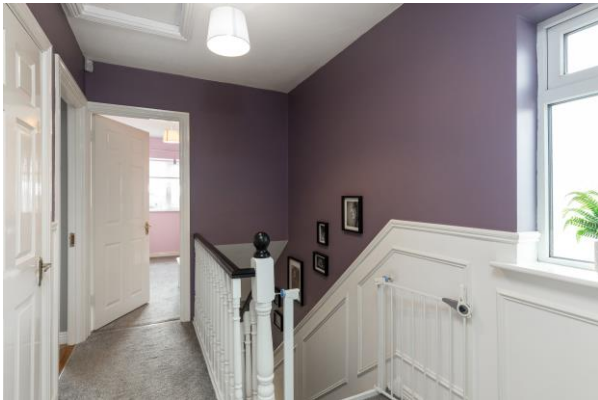




ACCOMMODATION

Entrance Hallway	4.09m x 1.77m	With laminate flooring and wainscotting
Sitting Room	4.71m x 3.60m	With laminate flooring, solid fuel stove with back boiler supplementing central heating system
Kitchen	5.58m x 3.42m	With tiled flooring, part-tiled walls, dresser, built-in floor and eye level units, gas hob, electric oven, extractor, fridge freezer, washer dryer, plumbing for washing machine, sliding doors to rear garden
First Floor		
Bathroom	2.69m x 1.72m	Fully tiled, bath with shower over, w.c., w.h.b, and heated towel rail
Bedroom 1	4.32m x 3.33m	With laminate flooring, built-in wardrobes and fitted shelving
Bedroom 2	3.31m x 2.77m	With built-in wardrobes and fitting shelving
Bedroom 3	2.71m x 2.15m	With built-in wardrobes
Hotpress		With dual immersion

Total Floor Area: c. 89.11 sq.m. (c. 959.17 sq.ft.)





Features

- Presented in mint condition
- Mature private development
- Walking distance to all amenities
- Easy access to all national routes

Outside

- Concrete driveway
- South facing rear garden
- Fabulous outdoor family space
- Garden shed & fuel store

Services

- Mains electricity
- Mains water
- Mains drainage
- Dual OFCH & SFCH

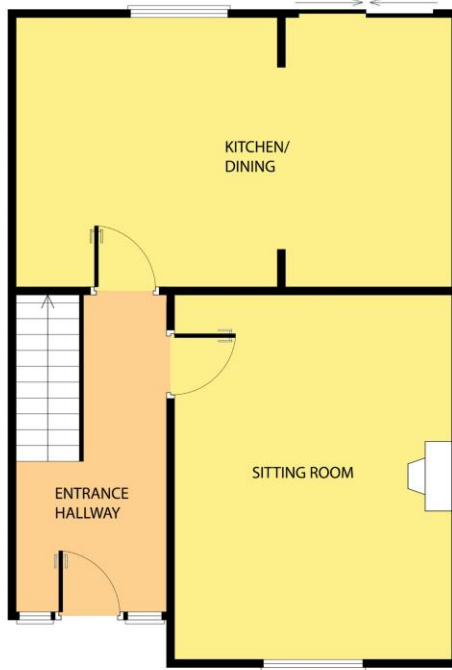
NOTE: All carpets, blinds, gas hob, extractor, oven, fridge freezer, washer/dryer, microwave, dining table and chairs, and dresser are included in the sale. All curtains and the gnome and mushroom in the garden are expressly excluded from the sale.

VIEWING: Strictly by prior appointment with the sole selling agents only.

DIRECTIONS: Proceed into McClure Meadows follow the road around to the left past the green area and No. 36 is on the right-hand side. For Sale Sign. **Eircode Y35 E7R6**



GROUND FLOOR

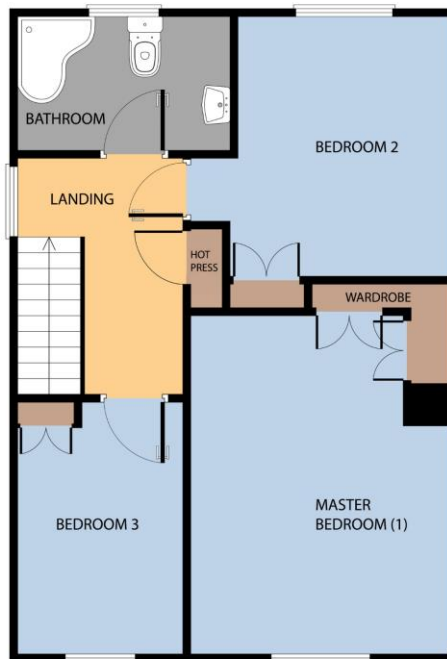


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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FIRST FLOOR



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Building Energy Rating (BER): C1 BER No. 100301282
Energy Performance Indicator: 157.03 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents.

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. PRA No. 002141