

FOR SALE

AMV: €210,000

File No. d144.CWM



No. 16 Pairc Cluain, Mulgannon, Wexford

- Situated in this most sought-after residential address, adjacent to Wexford Golf Club & close to all town amenities.
- Only a short stroll from Wexford Town Centre and a host of amenities on offer including, shops, restaurants, pubs, National Opera House, hotels and Wexford Arts Centre.
- This spacious 3 bed semi-detached is presented in good order throughout and extending to c. 93 sq.m. / c. 1,001 sq.ft.
- South facing rear garden with patio area and lawn area.
- Acc.: entrance hallway, sitting room, kitchen/dining room, pantry, 3 bedrooms (one en-suite), bathroom & hotpress,
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe
& ASSOC.**

No. 16 Pairc Cluain, Mulgannon, Wexford

Spacious 3 bedroomed family home in this much sought-after mature residential development, located beside Wexford Golf Club on Mulgannon Road. Conveniently positioned just a short stroll from Tesco, schools, shops and all the amenities of Wexford town centre. The property has been well maintained over the years and is presented for sale in good order. There is a cobblelock drive to the front offering off-street parking, enclosed south-west facing rear garden with paved area and lawn area. Mature garden shrubs.

This property would make a lovely family home for first time buyers or investors alike. If you are searching for houses for sale in Wexford, within walking distance of schools, numerous clubs/activities, shops, Wexford's Main Street, stunning waterfront and all the town has to offer, this property must be viewed.

To arrange a suitable viewing time contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.



Accommodation

Entrance Hallway	6.82m x 1.78m (max)	Timber laminate flooring, t.v & electrical points, alarm.
Guest W.C.	1.94m x 1.45m	Vinyl flooring, wall mounted cabinet & mirror, w.h.b. & w.c.
Sitting Room	4.03m x 3.83m	Timber laminate flooring, feature open fireplace with cast iron surround, coving, ceiling rose, t.v. & electrical points. Light with dimmer switch. Large window overlooking front garden.
Kitchen	5.03m x 3.35m (max)	Timber laminate flooring, floor & eye level cabinets, counter space, stainless steel sink with tiled splashback. Candy electric 4-ring hob with extractor fan overhead, integrated Belling oven, space for microwave overhead, Bosch dishwasher, Indesit washer/dryer. T.V. & electrical points throughout. Window overlooking rear garden, door to rear garden & patio area.
Pantry Space & Understairs Storage	1.87m x 0.77m	Electrical point for chest fridge-freezer.

Carpet timber staircase to first floor

Landing	2.35m x 1.97m	Carpet flooring, attic access hatch, hotpress with dual fuel immersion.
Master Bedroom	4.09m x 3.17m	Timber laminate flooring, built-in wardrobes, vanity station, drawers and open cabinets overhead.
En-suite	1.74m x 1.65m	Lino flooring, enclosed tiled shower stall with Triton T90sr electric shower. W.C., w.h.b. with cabinet underneath, tiled splashback, mirror & lighting overhead. Wall-mounter mirror cabinet.
Bedroom 3	3.39m x 2.02m	Carpet flooring, window overlooking front garden.
Bedroom 2	2.91m x 2.47m	Timber laminate flooring, window overlooking front garden. T.V. & electrical points.
Family Bathroom	2.33m x 1.74m	Lino flooring, half-wall tiling on two walls, bath with Triton T90si shower overhead, w.h.b. with cabinet underneath, mirror & lighting overhead, w.c.

Total Floor Area: c. 93 sq.m. / 1,001 sq.ft.





FEATURES

- Adjacent to Wexford Golf Club
- Mature development in a sought-after location.
- Close to all town amenities.
- Walking distance of Wexford's Main Street & Quay front
- 3 bedroom, 3 bathroom semi-detached property extending to c. 93 sq.m. / 1,001 sq.ft.

SERVICES

- Mains water
- Mains drainage
- OFCH
- Fibre Broadband available

OUTSIDE

- Off street parking, cobblelock drive
- Large enclosed garden to the rear with patio and lawn in grass
- Mature garden shrubs.
- South-westerly facing garden
- Wide side entrance

DIRECTIONS: Eircode: Y35 V5W9





Building Energy Rating (BER): D2 BER No. 115207359
Energy Performance Indicator: 294.85 kWh/m²/yr

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

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

