

FOR SALE

AMV: €365,000

File No. d224.CWM



2 Ard na Dara, Clonard, Wexford

- Large 5 bedroom detached family home extending to c. 174 sq. m. / c. 1,873 sq. ft.
- Private development located on the outskirts of Wexford Town surrounded by a host of amenities and close to both the N25 and N11.
- Spacious, light-filled accommodation presented in exceptional condition.
- Cobblelock driveway with double parking to the front and an al- fresco dining area adjacent to the sunroom to the rear.
- Acc. briefly comprises; entrance hallway, open plan kitchen/ dining room, sunroom, sitting room, 5 spacious bedrooms – one on ground floor, (master ensuite) bathroom, shower room & guest wc.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**

2 Ard na Dara, Clonard, Wexford

GENERAL DESCRIPTION: This excellent 5 bedroom detached family home comes to the market very well presented. 2 Ard na Dara is surrounded by an array of amenities and only a 5 minute drive to Wexford Town centre. This location is within walking distance of primary and secondary schools, supermarkets, shop, pharmacy, hair salon, beauty salon, launderette, and Whitemill Industrial Estate. Ard na Dara is a small, private, 18 home development ideally located just off Clonard Road with both the N25 and N11 just minutes away. The property is presented in very good condition throughout. There is a cobble lock driveway to the front with parking for two vehicles and an enclosed, private garden area to the rear with dual side access from the front. The garden is part paved which is accessible through double doors off the sunroom with pergola fitted and perfect for dining alfresco. The rest is laid out in lawn with raised flowerbeds, Adman shed and minimal maintenance required.

Downstairs the accommodation is bright, spacious, and free flowing. French doors lead from the brilliantly designed open plan kitchen/dining area into both the sunroom and sitting room. The property benefits from a large ground floor bedroom & shower room. The large south facing bay window in the sitting room floods this entire area with light. The sitting room also features a solid fuel stove with marble & tile surround, while the kitchen boasts an open plan with counterspace and built-in fitted kitchen. Off the kitchen is a utility space and shower room. There is one large double bedroom downstairs with four further bedrooms upstairs including the master bedroom which features an ensuite and south facing window. This property would be ideally suited to a growing family.

If you are looking for a spacious detached property in close proximity to schools, supermarkets etc, this is an opportunity not to be missed. To arrange a suitable viewing contact Wexford Auctioneers, Kehoe & Assoc. on 053 9144393.



ACCOMMODATION

Entrance Hallway	4.97m x 2.24m	Oak timber flooring, alarm, timber staircase to first floor with storage underneath.
Sitting Room	5.70m (max) x 4.39m	Oak timber flooring, stainless steel stove with tiled surround and marble mantelpiece, t.v. & telephone points, feature bay window overlooking front garden with flower beds, mature tree and enclosed railings. French doors leading to open plan:
Kitchen/Dining Room	6.77m x 4.70m	Marble tiled flooring & marble tiled skirting, fully fitted kitchen with floor & eye level cabinets, integrated Electrolux double oven, integrated Schott Whirlpool 4-ring electric hob and extractor fan overhead, Bosch dishwasher. Double drainer stainless steel sink unit, ample worktop space and tiled splashback. Window overlooking rear garden, t.v. & electrical points. Door to utility room, door to central hallway. French doors to:
Sun Room	3.67m x 3.41m	Marble tiled flooring and marble tiled skirting. Beautifully orientated with and facing south-westerly onto the rear garden. French doors leading out to patio area, partially covered pergola area leading to Adman steel shed and further storage to the rear.
Utility Room	3.86m (max) x 3.30m	Marble tiled flooring & marble tiled skirting, built-in eye level cabinets, counter space with tiled splashback, plumbed for washing machine & dryer. Fridge-freezer. Attic access. Door to 5 th bedroom, door to rear garden, Door to:
Wet-Room Shower	1.85m x 1.80m	Tiled flooring with Mosaic tiled wet room area, Supa 100 power shower, w.c., w.h.b. with mirror & lighting overhead. Wall-mounted cabinets. Floor
Bedroom 5	4.77m x 3.14m	Solid oak timber flooring, double bay built-in wardrobes, large window overlooking front garden.

Timber staircase to first floor



Landing	3.99m x 1.47m	Solid oak timber flooring, hotpress with dual immersion and shelving space.
Master Bedroom	5.16m (max) x 3.86m	T&G flooring (furnishings not staying).
En-suite	2.62m (max) x 1.57m	Fully tiled, enclosed shower stall with Triton T90si shower, w.c., w.h.b. with mirror & lighting overhead.
Bedroom 2	3.78m x 3.08m	T&G flooring, wall-mounted cabinets, built-in wardrobes with vanity station & drawers, window large overlooking rear garden.
Bedroom 3	3.07m x 2.87m	T&G flooring, large window overlooking front garden.
Bedroom 4	4.23m (max) x 2.77m	T&B flooring, built-in wardrobes, window overlooking front garden & open green.
Family Bathroom	2.63m x 2.01m	Tiled flooring/part-tiled walls, enclosed tiled shower stall with Supa 100 power shower. Bath with shower faucet overhead, w.c., w.h.b. with mirror & lighting overhead.

Total Floor Area: c. 174 sq.m. / 1,873 sq.ft.





Features

- Presented to the market in superb condition.
- Bright and spacious 5 bedroom detached family home.
- A host of amenities on your doorstep.
- Proximity to both the N25 & N11

Outside

- Cobblelock driveway
- Enclosed garden, with post and rails to the front, mature tree and flower beds.
- Side access at both sides
- Al-fresco dining area.
- Pergola area offering shelter
- Adman steel shed.
- Part-lawn to the front & rear, raised flower beds throughout.

Services

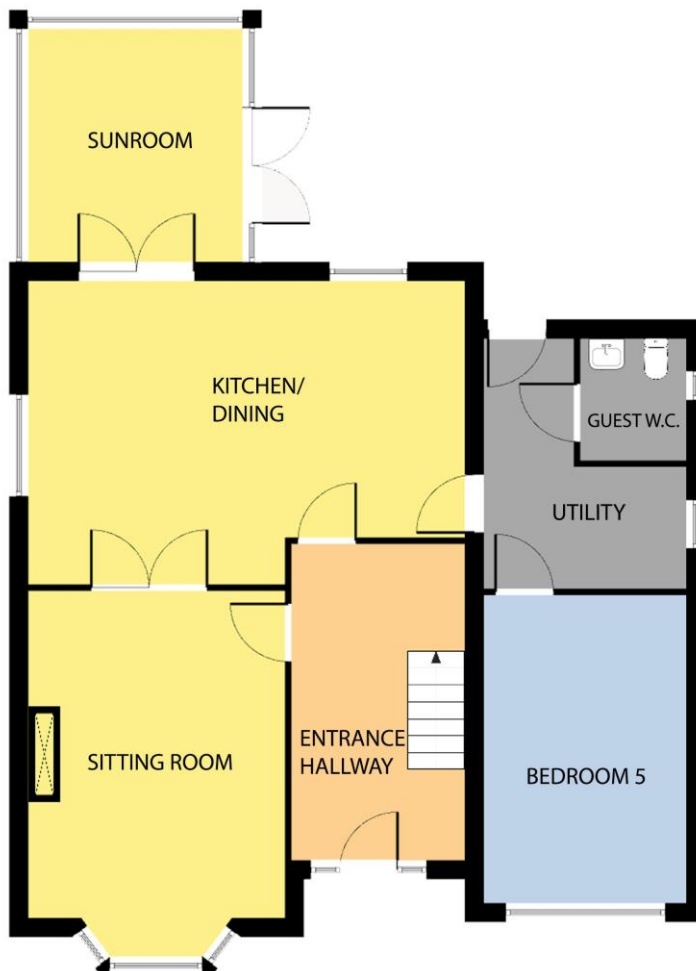
- Mains Water
- Mains Drainage
- ESB
- OFCH
- Fibre Broadband
- Security cameras
- Alarm

VIEWING: Property must be viewed to be fully appreciated. Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393

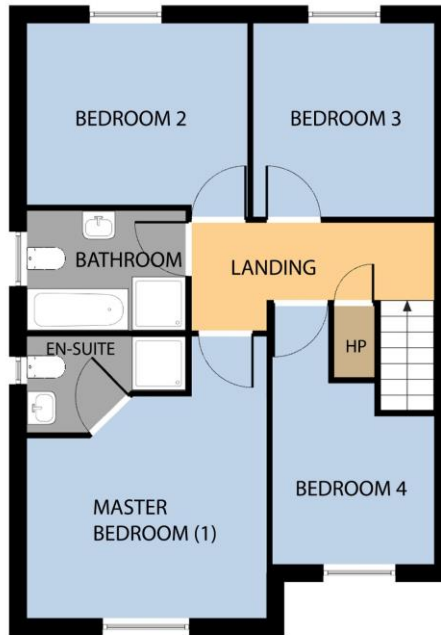
DIRECTIONS: From Wexford Town, proceed up Summerhill. Continue straight through the roundabout passing Wexford Park and Clonard Church on your left-hand side. Proceed straight through the next two small roundabouts and continue for approximately 1.5km and Ard na Dara will be on your right-hand side. No.2 is the third property on the right hand side. For Sale Sign. **Eircode Y35 Y9N1**



GROUND FLOOR



FIRST 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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Building Energy Rating (BER): B3
BER No. 115423881
Energy Performance Indicator: 135.72 kWh/m²/yr

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

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