

FOR SALE

AMV: €175,000

File No. d220. BF



No. 84 Clonard Village, Clonard, Wexford

- Spacious 2 bed roomed penthouse apartment with own door access, very well situated in Clonard Village. Walking distance of all schools, shops, churches, Industrial/Retail Parks and within easy reach of all town centre amenities.
- The property has been well maintained, is presented in excellent condition throughout and offered for sale fully furnished ready for immediate occupation. The property is nicely positioned overlooking the green area with ample carparking.
- This attractive penthouse apartment boasts spacious open plan living area with feature corner window and fabulous views over Wexford Town and out to sea. Generously proportioned master bedroom with ensuite and access to balcony an additional sizeable double bedroom and main bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

No. 84 Clonard Village, Clonard, Wexford

Description: Spacious 2 bedroom penthouse apartment with own door access situated on the second floor of the building, very well positioned in Clonard Village. Within walking distance of all schools, shops, Churches and Wexford Town amenities. The property has been well maintained, is presented in excellent condition throughout and offered for sale fully furnished. This attractive penthouse apartment boasts generous open plan living space with feature corner window and fabulous views over Wexford Town and out to sea. Generously proportioned master bedroom with ensuite and access to balcony an additional sizeable double bedroom and main bathroom. The property is nicely positioned overlooking the green area with ample carparking. This apartment would be an ideal starter home or an excellent investment opportunity. Early viewing comes highly recommended. For further details and appointment to view contact Wexford Auctioneers Kehoe & Assoc. 053 9144393.



ACCOMMODATION

Entrance Porch	1.98m x 0.98m	With timber floor and stairs to accommodation:
Hallway	6.24m x 0.99m	
Open Plan: Living Room / Kitchen	5.99m x 6.42m(max)	With built-in floor and eye level units, integrated hob, extractor, oven, fridge, washer-dryer, part tiled walls and timber floor. Feature electric fireplace, corner window with lovely views over Wexford Town and out to sea.
Bedroom 1	3.40m x 3.06m	With french doors to balcony, built-in wardrobes, timber floors and shower room ensuite.
Ensuite	3.05m x 0.99m	Tiled shower stall with electric shower, w.h.b. and w.c.
Bedroom 2	2.46m x 3.05m	With built-in wardrobe and timber floor.
Bathroom	2.26m x 1.83m	With bath, w.c., w.h.b. and part tiled walls.
Hot Press		With dual immersion.
Total Floor Area: c. 75.6 sq.m. (c. 813.75 sq.ft.)		



Features

- Own door access
- Spacious penthouse apartment
- Fully furnished ready for immediate occupation
- Lovely views over Wexford Town and out to sea

Outside

- Ample car parking
- Landscaped green areas
- Large balcony

Services

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

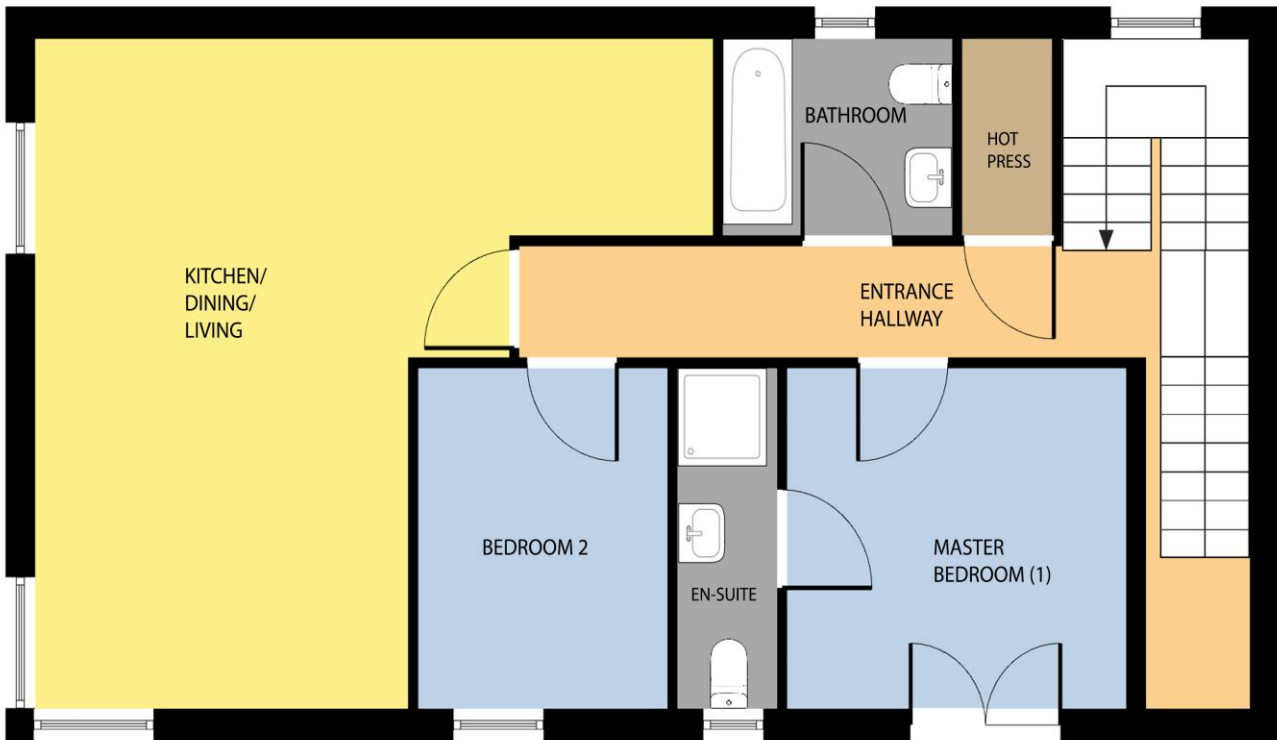
NOTE: NOTE: All curtains, blinds, light fittings, hob, extractor, oven, fridge, washer-dryer, electric fire and furniture are included in the sale. Service Charge €725 per annum

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

DIRECTIONS: Proceed up the hill passing Woodies on the right-hand side and take the next left into Clonard Village. Take the first turn left and left again. No. 84 is on the right-hand side overlooking the green area. For Sale Sign. Eircode Y35X652



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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Building Energy Rating (BER): C3 BER No. 112722132
Energy Performance Indicator: 220.89 kWh/m²/yr

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

Kehoe & Assoc.,

Commercial Quay,

Wexford

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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. PRA No. 002141