

FOR SALE

AMV: €210,000

File No. d199.CWM



No. 77 Cluain Dara, Clonard, Wexford

- 3 bed, 3 bath family home extending to c. 90.5 sq.m. / 974 sq.ft.
- Sought-after location with superb access to all major routes
- Nicely positioned overlooking the green.
- Accommodation briefly comprises of entrance hallway, living room - double doors through to kitchen/dining room, guest w.c., 3 bedrooms (master en-suite), family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

No. 77 Cluain Dara, Clonard, Wexford

This semi-detached home enjoys a convenient setting close to Wexford Town. All amenities are on your doorstep including schools, shops, pubs, pharmacies, etc. No. 77 Cluain Dara is a 3 bedroom, 3 bathroom property offering bright, spacious and well laid out accommodation. The kitchen comes with all electrical appliances including fridge freezer, Dimplex oven, electric hob, extractor fan, microwave, dryer and washing machine.

The property benefits from a large enclosed rear garden laid out in lawn. It is ready for immediate occupancy and if you are searching for houses in Wexford, this is an opportunity not to be missed. It is an ideal first time buyers home or indeed investors seeking a home in a highly lettable location.

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ACCOMMODATION

Entrance Hallway	5.75m x 1.87m	Timber laminate flooring
Guest W.C.	1.56m x 0.87m	Tiled flooring, w.h.b. with tiled splashback and mirror overhead, w.c.
Living Room	4.56m x 3.33m	Timber laminate flooring, open fireplace with cast iron and timber surround. Large window overlooking front garden in lawn, electrical & t.v. points. Double doors to:
Kitchen	5.31m (max) x 3.69m (max)	Tiled flooring, large dining room area with sliding doors to rear garden. Fully fitted kitchen with floor & eye level cabinets, including a larder press, wine racks, Beko fridge-freezer, Dimplex electric oven, Beko 4-ring gas hob with extractor fan overhead. Washing machine & dryer, ample worktop space, double drainer stainless steel sink unit, tiled splashback.

Carpeted timber staircase leading to first floor

Landing Area	3.77m x 2.08m	Immersion and shelving
Master Bedroom	3.84m x 2.03m	Carpet flooring, large window overlooking front green. Note, ATC electric heater upgrade.
En-suite	2.38m x 1.17m	Tiled flooring, tiled corner shower stall with pressure pump shower system, w.h.b. with tiled splashback, mirror & light overhead, w.c.
Bedroom 2	3.15m x 3.12m	Carpet flooring, ATC electric heater, electrical points. Views of Wexford Town & Wexford Bay.
Bedroom 3	2.37m x 2.56m	Carpet floor, ATC electric heater, electrical & t.v. points, window overlooking front green.
Family Bathroom	2.05m x 1.74m	Fully tiled, bath with Triton T90z overhead, w.h.b. with mirror and lighting overhead, w.c.

Total Floor Area: c. 90.5 sq.m. / 974 sq.ft.





Features

- 3 bedrooms, 3 bathrooms
- Walking distance to all amenities including schools, shops, pharmacy, butchers, etc.
- Extending to c. 90.5 sq.m. / 974 sq.m.
- Bright and spacious accommodation
- Highly lettable location.

Outside

- Large rear garden in lawn
- Concrete drive with off-street parking for two cars.

Services

- Mains water
- Mains drainage
- ESB
- Dimplex electric heaters. ATC electric heater upgrades in bedrooms.
- Fibre broadband.

Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: In Wexford Town proceed up along Clonard Road passing Wexford GAA Park on the left. Continue for approximately 1km and the entrance to Cluain Dara is on the right, just opposite the pharmacy & butchers. Proceed into Cluain Dara, keep right, follow the road around and the property for sale is on your right hand side, No. 77 Cluain Dara. **Eircode: Y35 X8CW**

Building Energy Rating (BER): C2 BER No. 110820107
Energy Performance Indicator: 198.73 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



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