

FOR SALE

AMV: €180,000

File No. d302.LM



No. 124 Clonard Village, Clonard, Wexford

- Excellent 2 bedroom spacious home which is conveniently located in this mature residential development and walking distance to all amenities and a short drive from Wexford General Hospital.
- A quality home extending to 74.5 sq.m./ 800 sq.f.t with a large private garden. Freshly painted throughout.
- Accommodation briefly comprises; entrance hallway, wc, living room, kitchen/dining room, bathroom, 2 bedrooms (one ensuite)
- Viewing strictly by prior appointment with the sole selling agents contact Wexford Estate Agents, Kehoe & Assoc., on 053 9144393



**Kehoe
& ASSOC.**

GENERAL DESCRIPTION: No 124 Clonard Village is a fabulous 2 bedroom home which is situated in this mature established development. A prime location close to both Wexford Town Centre and the N25. All amenities are within walking distance. The home is a short drive to Wexford Town, Wexford General Hospital, Wexford County Council Offices, Department of Environment Offices, Boggan's Service Station, primary & secondary schools and supermarkets. A bus stop is within a 5 minutes' walk providing links to both local and inter-city bus services. If you are searching for a starter home, holiday home or investment in Wexford Town, this is an opportunity not to be missed.

This home offers a great balance between living and bedroom space. Accommodation briefly comprises of two large bedrooms, a kitchen/diner which is at the front of the home and overlooks a mature green, a large sitting room is to the rear and opens into the large enclosed rear garden. The home has just been painted throughout and is presented spotlessly clean. Possible rear extension potential subject to planning permission. To the front there is a small garden. Ample on street parking.

To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.



Accommodation

Entrance Hallway	5.00m. x 2.05m	With staircase to first floor.
Living Room	4.91m x 3.82m	Timber floor, open fireplace, patio door to rear garden.
Kitchen/Dining Room	3.48m x 2.72m	Fitted kitchen, wall units, ceramic top single oven, stainless steel sink unit. Tiled splashback. Fridge freezer and washing machine. Overlooking front green area.
Guest W.C.	1.76m x 9.40m	Toilet and wash hand basin.
Bathroom	2.16m x 1.88m	With w.c., w.h.b., bath. Timber floor, part tiled walls.
Master Bedroom	3.62m x 3.30m	Timber floor. Built in wardrobes.
Ensuite	1.57m x 1.42m	Timber floor, shower stall with tiled walls and electric shower, w.c. and w.h.b.
Bedroom 2	4.89m x 2.66m	Timber Floor. Built in wardrobes

Total Floor Area: c. 74.5 sq.m. (c. 800 sq.ft.)





Features

- 2 bed terraced home.
 - Large garden with barna shed.
 - Walking distance to all amenities and bus stop for town.
 - Double glazing throughout.
 - Modern fitted kitchen.
 - Freshly painted.
- Fitted wardrobes in 2 bedrooms.

Outside

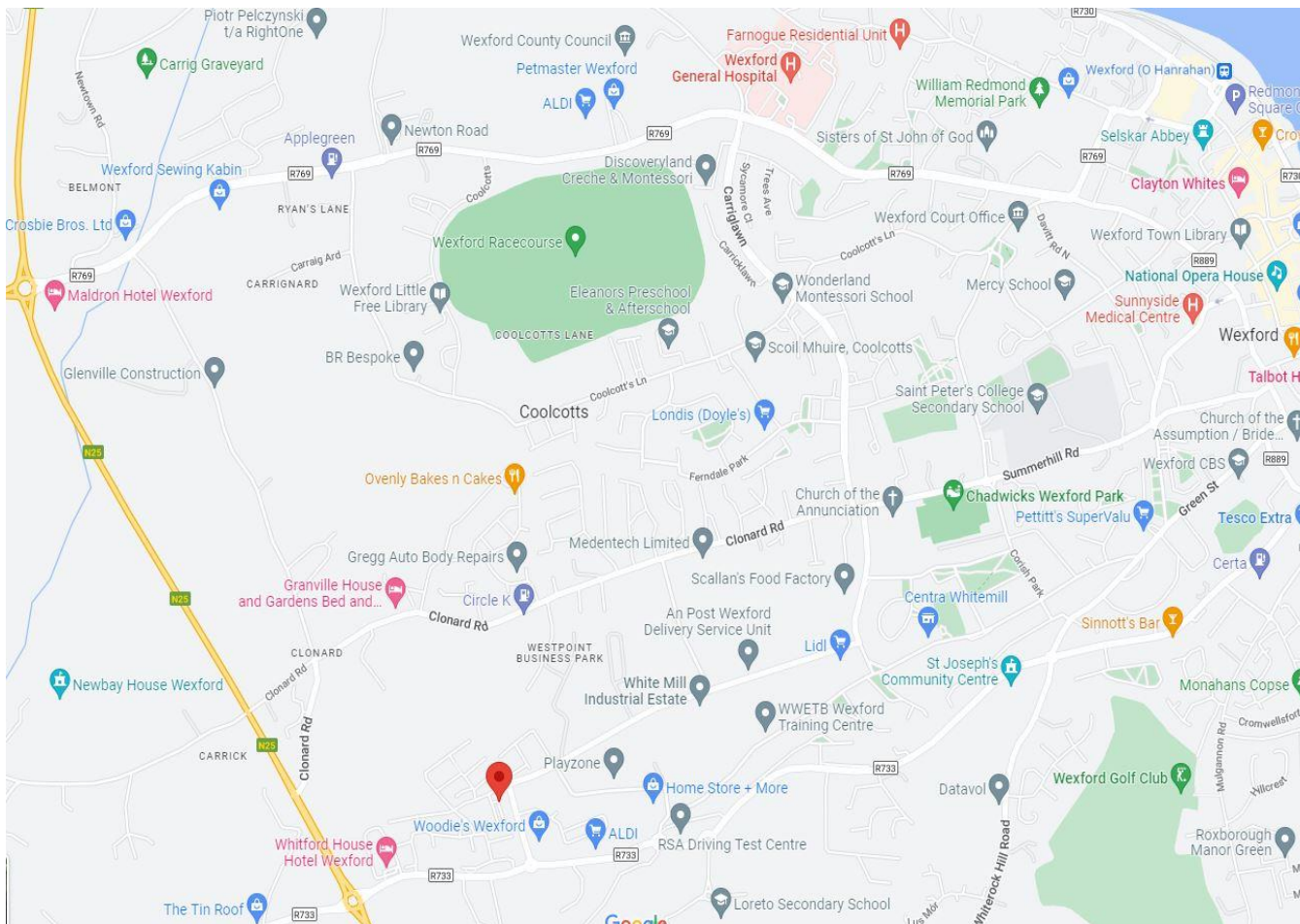
- Private enclosed rear garden.
- Barna Shed.
- Oil burner.

Services

- Mains water.
- Mains drainage
- OFCH
- ESB.
- Telephone
- Broadband

Please Note: Rental Income: c. €1,000 per month
Service Charge: €200.00

Directions: In Wexford Town proceed along the Newline Road towards the Whitford Hotel, take the immediate right before the Whitford Hotel into Clonard Village. Proceed straight and take the 3rd right to the end of the road with the green in front, take the immediate right and the house is on your right hand side. **Eircode: Y35 E1C6**



Building Energy Rating (BER): C3

BER No : 116011784

Energy Performance Indicator: 208.53 kWh/m²/yr

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

Sales Agent

Louise Morton

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**Kehoe & Assoc.,
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PRSA Registration No.: 00214



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