

# FOR SALE

AMV: €210,000

File No. d328. BF



## 163 Cluain Dara, Clonard, Wexford

- **Excellent three bedroomed end-of-terrace residence situated at Cluain Dara, Clonard in Wexford town. It is a most convenient location within walking distance all day to day essentials including primary and secondary schools, shops, pharmacy, butchers, bus stop, etc.**
- **The property has been well maintained over the years, fully re-painted in a tasteful neutral pallet, new front door, new flooring and is presented to the market in mint condition**
- **The accommodation briefly comprises entrance hallway, sitting room, kitchen/dining room, and guest toilet at ground floor level with 3 bedrooms (one ensuite) and family bathroom at first floor level.**
- **To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.**



**Kehoe  
& ASSOC.**

## 163 Cluain Dara, Clonard, Wexford

**Description:** Excellent three bedroomed end-of-terrace residence situated at Cluain Dara, Clonard in Wexford town. It is a most convenient location within walking distance all day to day essentials including primary and secondary schools, shops, pharmacy, butchers, bus stop, etc. Within easy reach of major Business and Retail Parks. It is only a 5 minute drive from Wexford town centre and all amenities.

The property has been well maintained over the years, fully re-painted in a tasteful neutral pallet, new front door, new flooring and is presented to the market in mint condition. The accommodation is bright and light-filled with generously proportioned rooms.

The property sits on a large corner site overlooking the green area with concrete drive and garden to the front. Wide side access offering potential to extend (SPP). Large westerly facing rear garden with ample space for outdoor toys, kitchen garden and garden shed, 163 Cluain Dara has much to offer any growing family.

Viewing highly recommended, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.





## ACCOMMODATION

Entrance Hallway	5.74m x 1.88m	With laminate floor.
Sitting Room	4.55m x 3.31m	With open fireplace, laminate floor and double doors to:
Kitchen	5.30m x 3.70m (max)	With built-in floor and eye level units, hob, extractor, oven, dishwasher, washing machine, fridge freezer, tiled floor and sliding patio doors to rear garden.
Toilet	1.57m x 0.87m	With w.c., w.h.b. and tiled floor.
<b>First Floor</b>		
Bedroom 1	3.84m x 2.81m	With built in wardrobe and shower room ensuite.
Ensuite	2.59m x 1.18m	With tiled shower stall, w.c., w.h.b. and tiled floor.
Bedroom 2	3.12m x 3.13m	
Bedroom 3	2.37m x 2.60m	
Hotpress		With dual immersion.
Bathroom	1.76m x 2.06m	Bath with electric shower over, w.c., w.h.b., part tiled walls and laminate floor.

**Total Floor Area: c. 88.94 sq.m. (c. 957.34sq.ft.)**



## Features

- Convenient location
- Walking distance of schools
- Presented in mint condition
- Close to town centre

## Outside

- Westerly facing rear garden
- Ample space to extend (SPP)
- Wide side access
- Barna shed

## Services

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

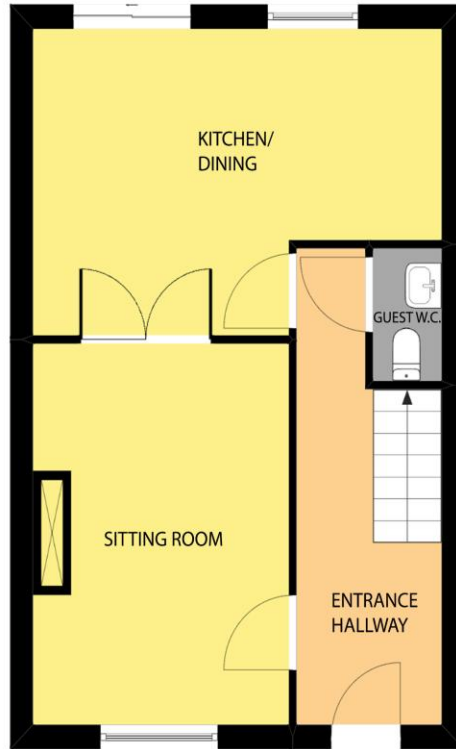
**NOTE:** All carpets, blinds, light fittings, fridge freezer, dishwasher, washing machine, oven, hob, extractor and furniture are included in the sale.

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

**DIRECTIONS:** Proceed along the Clonard Road and Cluain Dara is on the right hand side. Proceed into Cluain Dara keep left and take the first right, No. 163 is on the left hand side. (For Sale board).  
Eircode Y35XE9H



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.

FIRST FLOOR



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**Building Energy Rating (BER): C3    BER No. 116131186**  
**Energy Performance Indicator: kWh/m<sup>2</sup>/yr 213.34**

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

**Selling Agent: Bernie Farrell**  
**Contact No: 0872501492**  
**Email: [bernie@kehoeproperty.com](mailto:bernie@kehoeproperty.com)**

**Kehoe & Assoc.,**  
Commercial Quay,  
Wexford  
053 9144393

**[www.kehoeproperty.com](http://www.kehoeproperty.com)**  
**Email: [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)**



These particulars are issued for guidance purposes only and do not form part of any contract and are that all negotiations regarding this property will be conducted through this firm. PRA No. 002141

