

# FOR SALE

AMV: €220,000

File No. d355.CWM



## No. 9 Pairc Cluain, Mulgannon, Wexford

- Situated in this most sought-after residential address, adjacent to Wexford Golf Club & close to all town amenities.
- Only a short stroll from Wexford Town Centre and a host of amenities on offer including, shops, restaurants, pubs, National Opera House, hotels and Wexford Arts Centre.
- This spacious 3 bed semi-detached is presented in good order throughout and extending to c. 83 sq.m. / c. 904 sq.ft.
- South facing rear garden in lawn.
- Acc.: entrance hallway, sitting room, kitchen/dining room, 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. 9 Pairc Cluain, Mulgannon, Wexford**

Kehoe & Assoc is delighted to present this superb 3 bedroomed family home. 9 Pairc Cluain is located in a much sought-after mature residential development on an elevated position benefiting Wexford town views stretching out to the Wexford Harbour. The property is located beside Wexford Golf Club on Mulgannon Road. Conveniently positioned just a short stroll from Tesco, schools, shops and all the amenities of Wexford town centre. The property has been well maintained over the years and is presented for sale in superb condition with recent refurbishments. There is a cobblelock drive to the front offering off-street parking, side access on a wrap around footpath and an enclosed south-westerly facing rear garden in lawn.

This property would make a lovely family home for first time buyers or investors alike. If you are searching for houses for sale in Wexford, within walking distance of schools, numerous clubs/activities, shops, Wexford's Main Street, stunning waterfront and all the town has to offer, this property must be viewed.

To arrange a suitable viewing time contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.



## **ACCOMMODATION**

Entrance Hallway	3.60m x 2.04m	Tiled flooring, telephone & electrical points, Broadband, electric meter, open space under staircase.
Sitting Room	4.07m x 3.46m	Solid timber flooring, feature fireplace with solid fuel insert, tiled marble surround. Electrical and t.v. points, large window overlooking front garden and Wexford Town views, stretching to Wexford Harbour.
Kitchen/Dining Area	5.63m x 3.28m	Tiled flooring throughout, fully fitted kitchen with floor cabinets & upper open shelves. Internal Firebird boiler, Beko washing machine, Zanussi dishwasher, Beko electric oven, Beko electric 4-ring hob & extractor fan overhead. Free-standing Bosch fridge-freezer, single drainer stainless steel sink under large window overlooking rear garden, tiled splashback and ample worktop space. Sliding doors to rear garden – directly south facing.
<b>Carpeted timber staircase leading to first floor</b>		
Landing	3.03m x 1.98m (max)	Carpeted flooring, attic access, hotpress with dual fuel immersion and open shelving.
Master Bedroom	3.64m x 3.55m	Carpeted flooring, large window overlooking Wexford town and Harbour views.
En-suite	2.76m x 0.81m	Tiled flooring, enclosed fully tiled shower stall with pressure pump shower. W.C., w.h.b. with Gosfillex splashback, lighting overhead.
Bedroom 2	3.54m x 2.83m	Carpeted flooring, large window overlooking rear garden.
Bedroom 3	2.51m x 2.47m	Carpeted flooring, window overlooking front garden & Wexford town views stretching to Wexford Harbour.
Family Bathroom	1.97m x 1.70m	Tiled flooring, bath with Grosfillex panelling to ceiling and Triton T90 electric shower overhead. W.C., w.h.b. with Grosfillex splashback & lighting overhead.

**Total Floor Area: c. 83 sq.m. / 904 sq.ft.**





## Features

- Adjacent to Wexford Golf Club
- Mature development in a sought-after location
- Close to all town amenities
- Walking distance of Wexford's main Street & Quay Front
- 3 bedroom, 2 bathroom, semi-detached property
- Extending to c. 83 sq.m. / 904 sq.ft.

## Outside

- Superb town views stretching to the Wexford Harbour
- Off-street parking, cobblelock drive
- Large enclosed garden to the rear, in lawn
- South-westerly facing garden
- A side entrance

## Services

- Mains water
- Mains drainage
- OFCH
- Fibre broadband available

**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:** Eircode: Y35 D5Y4

**Building Energy Rating (BER): D2 BER No. 116201153**  
**Energy Performance Indicator: 265.23 kWh/m<sup>2</sup>/yr**

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

## Sales Agent

**CATRIONA MURPHY**

**087 2427525**

**Email: [catriona@kehoeproperty.com](mailto:catriona@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 issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141