

FOR SALE

Offers In Excess of €500,000

File No. d373.CWM



No. 1 Cluain Aoibhinn, Clonard, Wexford

- A rare opportunity to acquire a private detached town centre executive property.
- Walking distance to all imaginable amenities and the added benefit of a bus stop servicing the town centre.
- High quality finishes throughout with 4 bedrooms and 4 bathrooms, extending to c. 185 sq.m. / 1,991 sq.ft. and built in 2008.
- Large garden with a south facing patio in a private development of only four homes.
- Accommodation in brief: entrance hall, sitting room, open plan living, kitchen, dining and sunroom, utility room, large guest w.c., 4 generous sized bedrooms (two ensuite) and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393

**Kehoe
& ASSOC.**



No. 1 Cluain Aoibhinn, Clonard, Wexford

“An rud is annamh is iontach.” The Irish proverb for “What is seldom is wonderful”. Much like this property at No. 1 Cluain Aoibhinn where the rare things in life are best, this property offers a prime location with quality and finesse. This executive family home will meet the expectations of many. The home is situated in a unique intimate development of only four homes and the dwelling is truly a postcard property with very generous family living space complimented by generous sized bedrooms. The property is located on a private site and finished to the highest standards internally and externally with the benefit of a separate Scandinavian style log cabin ideal for a home office or gym. The property is gated with ample car parking spaces on the matecrete grounds. The gardens are in lawn to the front and rear with a large sunny aspect patio space. The boundary walls provide great privacy and create the ideal al fresco sun trap.

The property was built in 2008 and extends to c. 185 sq.m. / 1,991 sq.ft. The accommodation comprises of a large spacious entrance hall, a sitting room to the right with dual aspect offering plenty of light, this room could become a fifth bedroom on the ground floor with minor works to access an ensuite. The open plan living room is home to the Farmington Limestone fireplace the area leads to the kitchen where the fully fitted shaker style kitchen was designed by Sweeney Kitchens including granite counters, display cabinets and a central oak breakfast bar island. The kitchen flows to the dining area and onwards to the sunroom where French doors lead to the sunny patio adjacent to the rose garden. There is a utility room with built in cabinets in butler’s pantry style. The large ground floor guest w.c. has enough space to add a shower. Upstairs the generous landing area connects to four large bedrooms, two ensuites, a large hotpress and a family bathroom. There is a stira to the attic with plenty of further storage space.

Viewing comes highly recommended and is strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. on 053 9144393



ACCOMMODATION

Entrance Hallway	5.20m x 2.97m	Tiled flooring meeting carpet flooring, radiator cover, alarm, stairs leading to first floor.
Sitting Room	4.87m x 4.76m (max)	Carpeted flooring, feature open fireplace with chrome finish insert, marble mantelpiece and black granite tiled hearth. Electrical, t.v. and phone points. Coving, dual aspect with bay window overlooking side garden and large front window overlooking front garden and driveway.
Living Room	4.63m x 4.07m	Tiled flooring, dual aspect with large window overlooking driveway and front garden, window overlooking enclosed side garden. Farmington Limestone feature fireplace surrounding Stanley stove. Electrical & t.v. points. Open plan leading to:
Kitchen/Dining Area	7.17m x 3.25m	Tiled flooring, chrome recessed lights & feature light in dining area. Large window overlooking rear garden and second window overlooking rear garden (over stainless steel sink). Sweeney handmade fully fitted shaker style kitchen, featuring centre oak breakfast bar island, Rangemaster stove with 4 gas burners, electric double oven and extractor fan overhead. Integrated dishwasher, integrated fridge-freezer, display cabinets, pocket for microwave. Granite countertops, granite splashback and tiled wall. Open plan leading to sun room from dining area.
Sun Room	3.35m (max) x 3.14m (max)	Tiled flooring, glass surround, French doors leading out to patio & rose garden.
Utility Room	2.68m x 2.38m	Tiled flooring, floor & eye level built-in cabinetry, tall larder style press with built-in plugs. Plumbed for washing machine, worktops, additional space under counter for dryer, Bosch free-standing fridge-freezer. Door leading to rear garden.
Guest W.C.	2.57m x 1.57m	Tiled flooring, w.h.b. with extended tiles splashback, mirror & light, w.c. Additional space available for further built-in units.

Carpeted timber staircase with mahogany monkey-tail handrail to first floor





Landing Area	5.37m x 2.96m (max)	Large window overlooking front garden. Stira access to partially floored attic with ample space for further development.
Master Bedroom	4.09m x 3.45m	Carpeted flooring, alarm, electrical, t.v. and telephone points. Large window overlooking rear garden. Walk-in wardrobe with carpeted floor, shelves & rails.
En-suite	2.44m x 1.11m	Fully tiled, large enclosed shower stall with Triton T90si large showerhead, w.h.b. with mirror & lighting overhead. Wall-mounted chrome towel rail, wall-mounted mirrored cabinet, w.c.
Bedroom 2	4.06m x 2.73m	Carpeted flooring, large window overlooking front garden. Electrical, t.v. and telephone points.
Bedroom 3	4.10m x 3.28m	Carpeted flooring, large window overlooking front garden, electrical, t.v. and telephone points.
En-suite	2.28m x 1.13m	Fully tiled, large enclosed shower stall with Triton T90si electric shower, w.h.b. mirror and light overhead, w.c.
Bedroom 4	4.06m x 2.85m	Carpeted flooring, electrical, t.v. and telephone points. Large window overlooking rear gardens.
Large Hotpress	1.68m x 1.42m	Carpeted flooring, dual fuel immersion, ample storage shelving.
Family Bathroom	2.95m x 2.04m	Fully tiled, recessed chrome lights, wall-mounted built-in cabinetry at end of bath. Bath with Shires chrome faucets, w.h.b. with mirror & lighting, w.c.

Total Floor Area: c. 185 sq.m. / 1,991 sq.ft.





Features

- Town centre detached property
- 4 bedrooms and 4 bathrooms
- Extending to c. 185 sq.m. and built in 2008
- Ground floor sitting room suiting change of use as a bedroom
- Bus stop on your doorstep

Outside

- Private enclosed property
- Log Cabin extending to 15 sq.m. with internal Scandinavian timber finish, electric supply and timber flooring.
- Gated entrance with matecrete driveway
- Low maintenance gardens
- Rose garden adjacent to sunny patio with electric supply
- Granite stone window sills
- Footpath surround

Services

- Mains water
- Mains drainage
- OFCH
- Fibre Broadband

VIEWING: Property must be viewed to be fully appreciated. Viewing is strictly by prior appointment with the sole selling agents. Contact Kehoe & Assoc. on 053 9144393

DIRECTIONS: Eircode Y35 A6K7

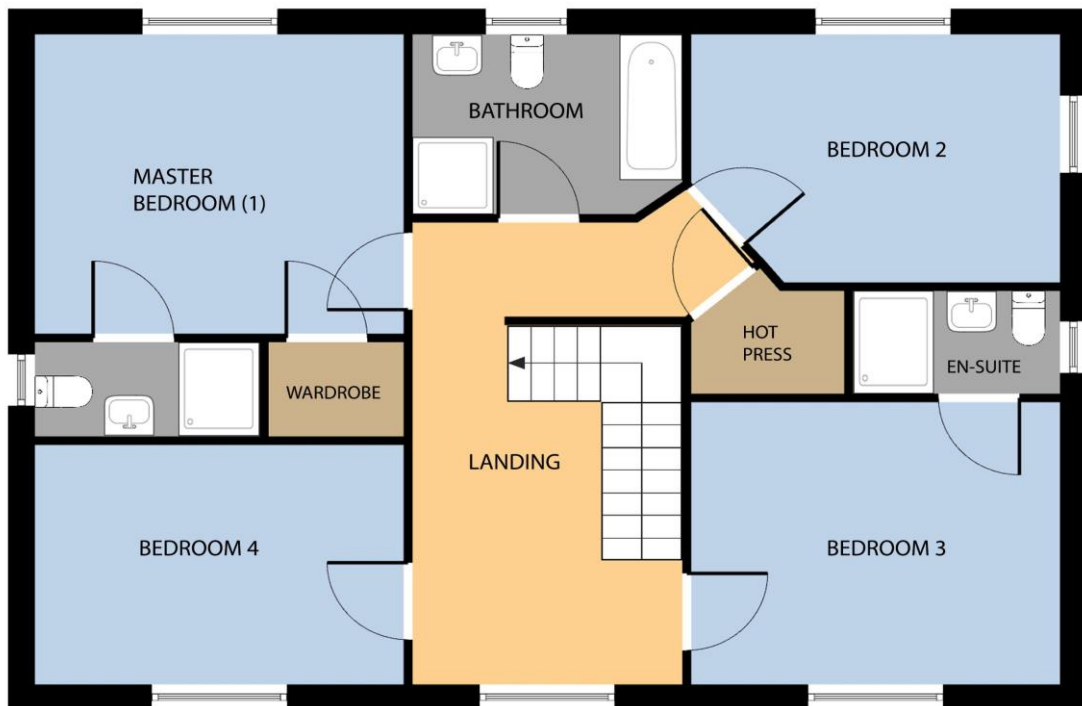




GROUND FLOOR



FIRST 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): C1 BER No. 116156597

Energy Performance Indicator: 150.65 kWh/m²/yr

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

Sales Agent

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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. PRSA No. 002141