

FOR SALE

AMV: €185,000

File No.d356. BF



39 The Grove, Wexford

- 39 The Grove offers a rare opportunity to acquire a 2 bedroomed semi-detached bungalow situated in this mature private development located at Clonard in Wexford town.
- The property is in need of minor upgrading and modernisation, windows have already been replaced and with a little additional effort and imagination would be a lovely home. Briefly comprising entrance hallway, sitting room, kitchen/diner, two double bedrooms and bathroom.
- The property is nicely positioned in a quiet cul-de-sac of only 6 houses. Exceptionally private garden, not overlooked with lovely sunny aspect.
- Viewing highly recommended, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.



**Kehoe
& ASSOC.**

39 The Grove, Wexford

Description: 39 The Grove offers a rare opportunity to acquire a two bedroomed semi-detached bungalow situated in this mature private development located at Clonard, Wexford town. It is a most convenient location within walking distance all day to day essentials including shops, church, schools, 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 is in need of minor upgrading and modernisation, windows have already been replaced and with a little additional effort and imagination would make a lovely home. The accommodation briefly comprises entrance hallway, sitting room with open fireplace, kitchen/diner with open fireplace, two double bedrooms and bathroom.

The property is nicely positioned in a quiet cul-de-sac of only 6 bungalows. It sits on a generous corner site with the original stone wall of the walled in garden forming the back boundary. The garden is exceptionally private and not overlooked with lovely sunny aspect. Paved patio area and lawn and side access to the rear. Concrete drive and garden to the front. This semi-detached bungalow would make an excellent retirement home, it would also have much to offer anyone looking to downsize.

Early viewing comes highly recommended, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.

Wexford Town



ACCOMMODATION

Entrance Hallway	5.07m x 1.13m	With tiled floor.
Sitting Room	4.00m x 3.06m	Cast iron open fireplace and built-in display cabinet.
Kitchen	4.68m x 2.95m	With built-in floor and eye level units, gas hob, electric double oven, extractor, washing machine, fridge freezer, brick open fireplace, part tiled walls, tiled floor, sliding patio doors to rear garden and hot press with dual immersion.
Bathroom	1.76m x 1.94m	Fully tiled, bath w.c. and w.h.b.
Bedroom 1	3.59m x 3.41m	With excellent range of built-in wardrobes.
Bedroom 2	3.53m x 2.58m	With built-in wardrobes.

Total Floor Area: c. 110.21 sq.m. (c. 1,186.29 sq.ft.)





Features

- 2 bedroomed bungalow
- Convenient location
- Walking distance excellent amenities
- Close to town centre

Outside

- Lovely sunny aspect
- Exceptionally private garden
- Concrete drive
- Barna shed

Services

- Mains water
- Mains drainage
- Mains electricity
- OFCH

NOTE: All light fittings, gas hob, extractor, electric oven, fridge freezer, washing machine 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 The Grove is on the right hand side. Proceed into The Grove keep right and take the next left. No. 39 is on the left-hand side. For Sale Sign. Eircode Y35K6C8

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.

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Building Energy Rating (BER): D2 BER No. 102682317

Energy Performance Indicator: 283.5 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

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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. PRA No. 002141

