

FOR SALE

AMV: €185,000

File No. d435.CM



9 Bloomfield, Clonard, Wexford

- Excellent 2-bed mid-terrace property extending to c. 66 sq.m. / 710 sq.ft.
- Highly accessible location, minutes from both the N11 / N25 roads networks and Wexford Town.
- Property presented in good order and ready for immediate occupation.
- Walking distance to all amenities including both primary and secondary schools, supermarkets, restaurants, churches etc.
- Suitable for a wide range of purchasers in a highly lettable area.
- Acc. briefly comprises; entrance hallway, living room, kitchen/dining area, 2 bedrooms, bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

9 Bloomfield, Clonard, Co. Wexford

Description: Excellent 2-bed, mid-terrace, presented to market in great condition. No. 9 Bloomfield is a fantastic opportunity to acquire a property in this highly popular and accessible location. Clonard Road is a link route between the N11 / N25 road networks and Wexford Town. Clonard Road Bus Stop is directly opposite the entrance into Bloomfield, facilitating ease of access to and from Wexford Town. Bloomfield is within walking distance of all town amenities including both primary and secondary schools, supermarkets, church, pharmacy etc. Internally, the accommodation is bright and free flowing. The ground floor comprises an entrance hallway, living room and kitchen/diner, with two bedrooms and a bathroom on the first floor. Externally, there is off street parking to the front and an enclosed lawn area at the rear. This is a highly lettable location and would make for a perfect investment property, a first time buyer or those seeking to downsize from a larger property. Viewing comes highly recommended.

Wexford Quays



National Opera House



Min Ryan Park



Forth Mountain Trail





ACCOMMODATION

Ground Floor

Entrance Hallway 3.56m x 1.87m

Sitting Room 3.56m x 3.28m

Kitchen / Dining Area 5.27m x 2.56m

Laminate floor and staircase to first floor.

Laminate floor, open fireplace, tv point, large westerly facing window and double door to:

Lino flooring, floor and eye level units, stainless steel sink, electric oven and hob, extractor fan, fridge freezer, washing machine and French doors to rear garden.

First Floor

Landing 1.79m x 0.94m

Master Bedroom 4.19m x 3.40m (max)

Bedroom 2 3.17m x 2.78m

Family Bathroom 1.99m x 1.79m

Carpet floor, attic access and hotpress with dual immersion

Solid timber floor, tv point and dual westerly facing windows.

Solid timber floor.

Lino flooring, w.c., w.h.b. with tiled splashback, vanity unit, bath with pump shower and tiled surround.

Total Floor Area: c. 66 sq.m. (c. 710 sq.ft.)



Features

- Charming 2 bed extending to c. 66 sq.m. / c. 710 sq.ft.
- Walking distance to all amenities
- Most convenient location
- Property presented in good order
- Ideal starter/ investment property

Outside

- Off street parking
- Enclosed rear lawn area
- Westerly facing front aspect
- Located adjacent to Clonard Road Bus Stop

Services

- Mains water
- Mains drainage
- ESB
- OFCH
- Fibre Broadband Available

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

DIRECTIONS: From Wexford Town proceed up Summerhill passing Wexford GAA Park on the left hand side. Continue past Clonard Church on the left and proceed straight ahead on Clonard Road. Bloomfield is 500m on the right hand side. Turn into Bloomfield and No.9 will be on the right hand side. For Sale Sign.

Eircode: Y35 H9W2



Building Energy Rating (BER): C3 BER No.: 116521626
Energy Performance Indicator: 223.42 kWh/m²/yr

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Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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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