

FOR SALE

AMV: € 460,000 (Offers in Excess)

File No. d505.CWM



Avondale Drive, Clonard, Wexford

- A rare opportunity to acquire a detached town centre executive property.
- Walking distance to all imaginable amenities and the added benefit of a bus stop serving the town close by.
- Substantial works carried out to re-wire and re-plumb this property in 2017 with the additional of a kitchen / living / dining extension in 2019.
- High quality finishes throughout with 5-bedroom, 2 bathrooms extending to c. 177 sq.m / 1,905 sq.ft.
- Large south facing garden with elevated patio and separate home office cabin.
- Accommodation in brief comprises of: entrance hall, sitting room, kitchen / dining/ living area leading to the elevated al fresco dining area, utility room, shower room, ground floor bedroom. Four generous size bedrooms all with Kommander slide robes built in and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Avondale Drive, Clonard, Wexford

Description: “An rud is annamh is iontach.” The Irish proverb for what is seldom is wonderful much like this property at Tara Villa where rare things 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 mature development with very generous family living space complimented by the beautiful south facing gardens. The property underwent substantial works to include re-wiring and re-plumbing in 2017. Further works in 2019 with a new extension and newly fitted kitchen with high end appliances throughout. The property has the benefit of a separate Scandinavian style log cabin ideal for a home office or gym. The property extends to c. 177 sq.m / 1,905 sq.ft and offers 5 bedrooms and 2 large bathrooms one on each floor.

On arrival to this property the interior design is evident with engineered oak floors throughout the ground floor, oak doors and rich deep paint complimented by textured wallpaper. The newly extended kitchen in 2019 exemplifies family living with a welcoming flow from the kitchen working area to a large marble breakfast counter area to the dining room onwards to the large sliding doors leading to the sunny elevated patio area. Off the open plan living area is the utility room with built-in cabinets and ample counter space, space for washing machine and dryer with a door leading to the side access. There a ground floor shower room and ground floor bedroom. Upstairs the generous landing area connects to 4-large bedrooms and a large family bathroom. There is a stira to the attic with plenty of further storage space. To the front there is ample concrete ground carparking space and gardens in lawn with mature boundaries.

Viewing comes highly recommended for further information and viewing arrangements contact Wexford Auctioneers Kehoe & Associates 053-9144393.



ACCOMMODATION

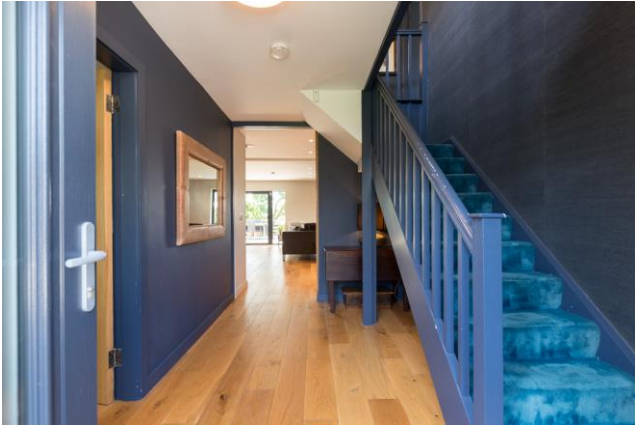
Entrance Hallway	3.83m x 2.60m	Engineered timber oak floors, alarm and door leading to:
Sitting Room	4.12m x 3.70m	Engineered oak floor, feature solid Parkway stove on marble tiles, large windows overlooking front gardens in law, tv points and electrical points
Bedroom 5	3.05m x 3.01m	Engineered timber oak floor large window overlooking front driveway.
Open plan Kitchen / Dining / Living Area	8.61m x 6.95m	This large extension was built in 2019 with engineered oak flooring, part tiling to kitchen, fully fitted kitchen floor to ceiling surround, breakfast countertop space, integrated Fisher & Paykel fridge freezer, integrated Neff double oven, integrated Hotpoint 4-ring induction hob and separate Siemens gas hob under large stainless steel Fisher & Paykel extractor fan, Alveus stainless sink with marble counter tops and drainer surrounding and integrated Whirlpool dishwasher. Please note all appliances remain in the sale. Large sliding glass doors leading patio area with part sheltered over arch with timber cladding and built lighting, with a mix of patio stone and composite decking, and elevated overlooking the lawn with mature boundary and separate steps leading to home office.
Separate Timber Home Office	4.69m x 3.72m	Fully insulated with timber floor dual sides windows, double doors, electricity and alarm.
Utility Porch Area	2.45m x 1.60m	Tiled floors, doors leading to side passageway, fully fitted presses with ample storage, space for washing machine and dryer, counter space and pantry presses.
Shower Room	2.47m x 1.74m	Tiled flooring, enclosed shower with tiled floor to ceiling surround with Triton T90sr with glass doors, w.c. and w.h.b. with tiled splash back and mirror overhead.

First Floor

Timber carpeted staircase leading to landing area.

Landing	4.76m (max) x 3.09 (max)	Carpeted flooring and large window overlooking front gardens and driveway.
Hotpress		With pressure pump shower system and ample storage.
Master Bedroom	3.66m x 3.62m	Carpeted flooring, built-in Kommander slide robes, electrical points and large window overlooking front garden.
Bedroom 2	3.14m x 3.00m	Carpeted flooring, slide robes, built-in desk with drawer and shelving overhead, electrical points and window overlooking front driveway.
Bedroom 3	3.62m x 2.99m	Carpeted flooring, built-in Kommander slide robes, desk with drawers underneath and shelves overhead, large window overlooking rear garden.
Bedroom 4	3.08m x 2.79m	Carpeted flooring, treble bay Kommander slide robe, tv & electrical points, large window overlooking rear garden.
Large Family Bathroom	3.50m x 2.51m	Tiled flooring, bath with tiled surround, large glass shower with dual shower heads including rainwater showerhead, pressure pump shower with tiled surround, upright stainless-steel radiator, w.c., w.h.b. with built-in storage underneath and tiled surround.

Total Floor Area: c. 177 sq.m. / 1,905 sq.ft





Features

- Town centre location.
- Detached property extending to c. 177 sq.m / 1,905 sq.ft
- 5 bedrooms, 2 bathrooms
- Ground floor large extension in 2019
- Property re-wired and re-plumbed in 2017

Outside

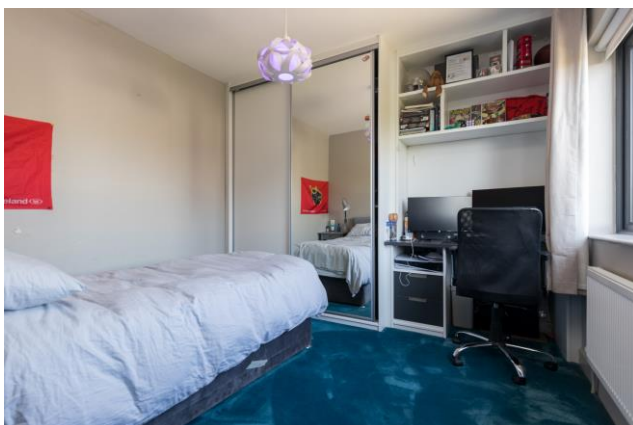
- Ample space for off streeting for up to 3 cars
- Gardens to front in lawn with mature boundaries.
- Direct south facing rear garden.
- Elevated alfresco dining area
- Separate Scandinavian style timber cabin extending to c.17 sq.m.
- A truly private setting

Services

- Mains water
- Mains drainage
- OFCH burner (installed 2019)
- New windows throughout (installed in 2019)
- Fibre broadband
- Phone watch alarm
- Stire leading to attic with storage space

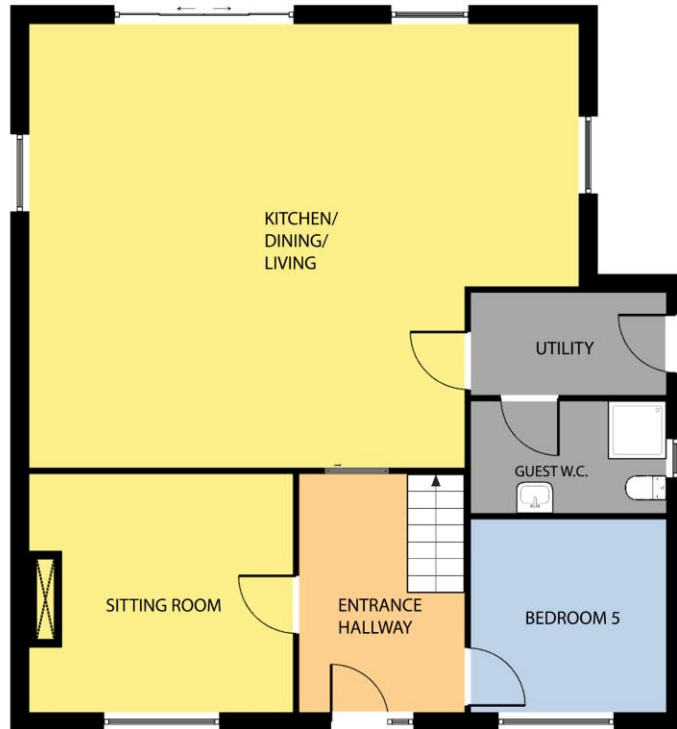
Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: Eircode: Y35C6E5





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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FIRST FLOOR



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Building Energy Rating (BER): C2 BER No. 105505978
Energy Performance Indicator: 189.93 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