

FOR SALE

AMV: €185,000

File No. d714.BF



105 The Green, Clonard Village, Wexford

- Spacious 2 bedroomed first floor apartment with own door access, very well situated in Clonard Village. Walking distance of all schools, shops, churches, Industrial/Retail Parks and within easy reach of all town centre amenities.
- The property has been well maintained, it is presented in excellent condition throughout and offered for sale fully furnished ready for immediate occupation. The property is nicely positioned in a quiet cul-de-sac with ample communal carparking.
- This attractive apartment boasts generous open plan living space with dual aspect windows and French doors to large private balcony. Generously proportioned master bedroom with shower room ensuite, an additional sizeable double bedroom and main bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**

105 The Green, Clonard Village, Wexford

Description: Spacious 2 bedroomed first floor apartment with own door access and spacious private balcony, very well positioned in Clonard Village. Within walking distance of all schools, shops, Churches and Wexford Town amenities. The property has been well maintained, it is presented in excellent condition throughout and offered for sale fully furnished. This attractive apartment boasts generous open plan living space with dual aspect windows and French doors to large balcony. Generously proportioned master bedroom with shower room ensuite, an additional sizeable double bedroom and main bathroom. The property is nicely positioned in a quiet cul-de-sac with ample communal carparking. This apartment would be an ideal starter home or an excellent investment opportunity. Early viewing comes highly recommended. For further details and appointment to view contact Wexford Auctioneers Kehoe & Assoc. 053 9144393.

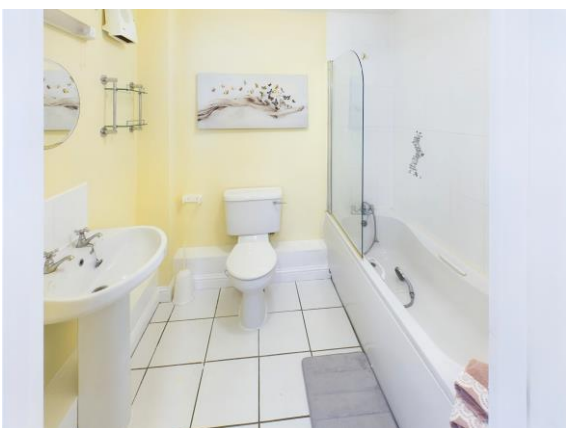




ACCOMMODATION

Entrance Hallway	5.94mx 0.97m	With laminate floor, storage closet and walk-in hotpress with dual immersion.
Living Room	4.23m x 4.20m	With laminate floor and open plan to:
Kitchen	3.05m x 2.99m	With excellent range of floor and eye level units, hob, extractor, oven, dishwasher, fridge freezer, washing machine, part tiled walls, tiled floor and French doors to tiled balcony.
Bathroom	1.84m x 2.26m	Bath with shower mixer taps, w.c., w.h.b., part tiled walls and tiled floor.
Bedroom 1	2.80mx 3.23m	With built-in wardrobes and shower room ensuite.
Ensuite	1.82m x 1.67m	With tiled shower stall, w.c., w.h.b. and tiled floor.
Bedroom 2	3.24m x 2.46m	With built-in wardrobes.

Total Floor Area: c. 58.24 sq.m. (c. 626 sq.ft.)





Features

- Own door access
- Spacious 2 bedroomed apartment
- Fully furnished ready for immediate occupation
- Convenient location

Outside

- Ample communal parking
- Landscaped green areas
- Large balcony
- Quiet cul-de-sac

Services

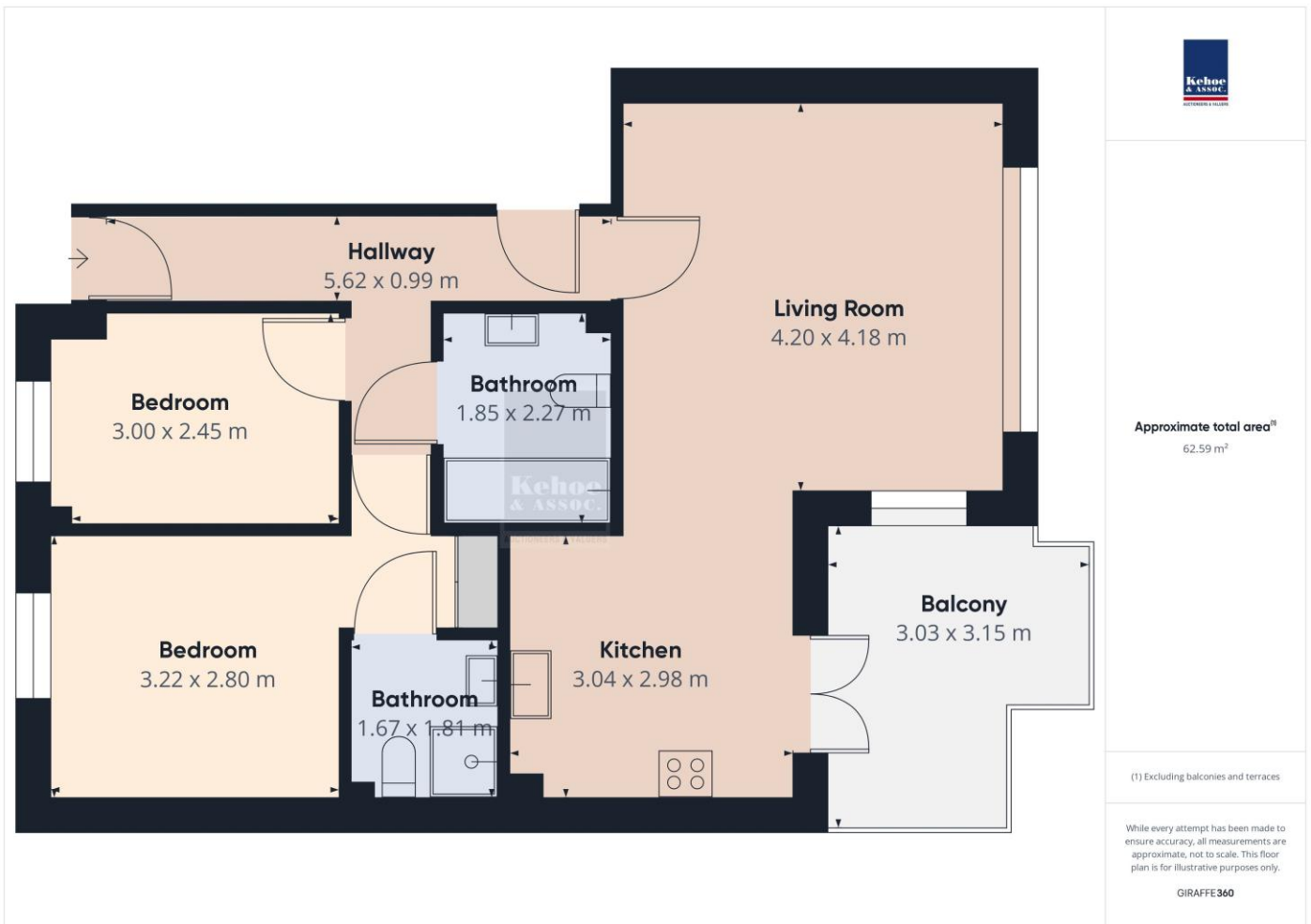
- Mains water
- Mains drainage
- Mains electricity
- Electric heating

NOTE: The sale is inclusive of all curtains, blinds, light fittings, hob, extractor, oven, dishwasher, fridge freezer, washing machine and furniture in the residence. Service Charge €879 per annum.

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

DIRECTIONS: Eircode Y35AW74





Building Energy Rating (BER): C1 BER No. 101621589

Energy Performance Indicator: 150.92 kWh/m²/yr

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

Selling Agent: Bernie Farrell

Contact No: 0872501492

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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