

# FOR SALE

AMV: €195,000

File No.D787.CWM



## Cummins Shop & Residence, Main Street, Clonroche, Co. Wexford

- Unique opportunity to acquire a home and retail business space in the heart of Clonroche Village.
- Located on the N30 Road Network linking New Ross through to Enniscorthy and beyond to Waterford / Cork to Dublin.
- A detached two storey, 3-bedroom home, with a ground floor fourth bedroom option, extending to c. 121 sq. m/ 1,302 sq. ft .
- The accommodation comprises of entrance hall, sitting room, kitchen and family bathroom privately positioned to the rear with the retail / office space and office (bedroom / to the front street side. Upstairs there are three bedrooms.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



## **Cummins Shop & Residence, Main Street, Clonroche, Co. Wexford**

Cummins Shop, Clonroche once a thriving general grocery and draper store is now on the market for sale in Wexford. This retail unit and residence in Clonroche offer an exceptional chance to secure a home combined with business premises in a central and convenient location within the village. Clonroche is strategically positioned on the N30, the national road linking Enniscorthy and New Ross, with further access to Dublin via the M11 and Cork via the N25. This prime location ensures outstanding accessibility across County Wexford, with frequent bus services to and from Enniscorthy and New Ross operating daily.

Clonroche village boasts an extensive range of amenities, all within walking distance of the property. These include Clonroche Health Centre, Clonroche National School, Top Oil Service Station, Greene's Draper Store, Clonroche Pharmacy, the Post Office, Greene's Daybreak, Tectors Funeral Home, Clonroche Garda Station, Trilán Farmlife, Cloch Bán, The Village Chipper, the Community Centre, and Glanbia. This well-serviced village enhances the property's appeal, making it a desirable location.

The detached, two-storey residence features three bedrooms, with an option to convert a ground floor room into a fourth bedroom. The property extends to approximately 121 sq.m/ 1,302 sq.ft, with the original construction tracing back to the 1920s and an extension added in the 1960s.

Early viewing of this property comes highly recommended. For further details and appointment to view contact Wexford Auctioneers; Kehoe & Associates on 053 9144393.





## ACCOMMODATION

Entrance Hall	6.39m x 1.78m	Tiled flooring throughout.
Hall	2.36m x 1.04	Leading to home office and original shop. Carpeted flooring.
Home office/Playroom	2.96m x 2.38m	Timber laminate flooring, recess lights and window overlooking street side.
Sitting Room (original Shop)	3.96m x 3.60m	Timber laminate flooring throughout. fireplace, wall mounted lights recess lights. Electric box, window overlooking street side and pedestrian door access. Ideal for professional services.
Family Bathroom	2.19m x 1.82m	Tiled flooring, bath with Triton T90z electric shower overhead, w.h.b and w.c.
Sitting room	4.84m x 3.40m	Timber laminate floor, coving and large window overlooking rear garden with westerly aspects.
Hall	3.35m x 1.04m	Leading to Kitchen. Tiled floor with a step leading into the kitchen extension built in circa 1960's.
Kitchen	3.79m x 3.78m	Tiled flooring throughout. Fitted kitchen with floor and eye level cabinets, space for cooker, space for washing machine, space for dishwasher. Tiled splashback, double drainer stainless sink and dual aspect with large windows overlooking the rear garden space.

*From main entrance hallway, carpeted staircase leading to:*



## **ACCOMMODATION**

### ***First Floor***

Landing	5.50m x 1.12m	Carpeted flooring throughout.
Bedroom 1	3.17m x 2.37m	Carpeted flooring, built in wardrobes, window overlooking street side.
Bedroom 2	3.16m x 2.52m	Timber laminate flooring, window overlooking street side.
Bedroom 3	4.31m x 2.64m	Carpeted flooring with large window overlooking street side.

**Total Floor Area: c. 121 sq.m. (c. 1,302 sq.ft.)**





## Features

- Built in 1920
- Detached 3 bedroomed home
- Large rear garden and multiple outbuilding
- Extending to c. 121 sq m

## Outside

- Westerly facing private rear garden
- Apple tree
- Outbuildings
- Gates side entrance

## Services

- Mains water
- Mains drainage
- OFCH
- Fibre Broadband available

**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: Y21 XP78







**Building Energy Rating (BER): F BER No. 117397760**  
**Energy Performance Indicator: 442.11 kWh/m<sup>2</sup>/yr**

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**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