

# FOR SALE

AMV: €230,000

File No. D867.CWM

## **46 The Grove, Clonard Road, Wexford Y35C1W4**

- **Semi-detached two-bedroom bungalow within walking distance of Wexford town.**
- **Built in 1986, it extends to c. 65 sq.m all of which is well-proportioned.**
- **Front driveway and large side access to the rear garden.**
- **The accommodation features Entrance Hall, Sitting Room, kitchen/dining room, two bedrooms and a family shower-room.**
- **To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393**

## **46 The Grove, Clonard Road, Wexford Y35C1W4**

Charming Two-Bedroom Semi-Detached Bungalow in a Private Development offers an exceptional opportunity to own a well-appointed home in a serene and established area of Clonard, Wexford Town. Strategically situated for convenient access to essential amenities—including shops, pharmacies, schools, churches, and public transport—this property is just a 5-minute drive from Wexford Town Centre, blending convenience with tranquil seclusion.

The spacious and well-designed living areas feature a welcoming living room with an open fireplace, and a kitchen/diner that opens to a private rear garden—ideal for relaxing gatherings and cozy evenings. The property includes a substantial rear garden, with wide side access to the south-facing garden, and offers off-street parking with a front driveway and a well-maintained lawn featuring mature plantings.

While the bungalow would benefit from minor updates and modern enhancements, it presents a solid foundation for future development. With a creative touch, this property can transform into a delightful and comfortable home.

This residence is perfect for retirees seeking a peaceful retreat or those looking to downsize into a manageable, cozy living space in a prime location. Don't miss the chance to explore and envision your future at Charming Two-Bedroom Semi-Detached Bungalow in a Private Development.

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 Porch	1.15m x 0.67m	Tiled flooring with step up in to
Entrance Hall	4.68m x 1.16m	Tiled flooring throughout. Hatch to attic, dual fuel immersion hot-press, pre-paid power, wiring for alarm
Sitting Room	4.23m x 3.45m	Timber laminate flooring throughout. feature fireplace with brick surround and timber mantlepiece, large window overlooking from gardens.
<i>Double door leading to:</i>		
Kitchen/Dining Room	3.56m x 3.45m	Tiled flooring throughout, floor an eye level cabinets with a Siemens washing machine, free standing Bompani dual fuel oven and extractor fan, free standing Hoover fridge freezer. Door leading to rear garden.
Bedroom 1	3.57m x 3.20m	Timber laminate flooring, built in wardrobe, large window overlooking front driveway.
Bedroom 2	3.57m x 2.56m	Timber laminate flooring, large window overlooking rear garden, built in wardrobes.
Family Shower Room	2.54m x 1.78m	Tiled flooring, enclosed shower with Triton T90 z electric shower, timber cladding across all walls, w.h.b with mirror and lighting overhead and w.c., wall mounted cabinetry space.

**Total Floor Area: c. 64 sq. m. / 700 sq. ft.**



### **Features**

- 2 Bedrooms, 1 Bathroom
- Semi-detached Bungalow
- Built in 1986
- Extending to c. 65 sq.m.

### **Outside**

- Front driveway
- Gardens in lawn
- Gated large side entrance
- Garden shed.

### **Services**

- Mains Water
- Mains Drainage
- OFCH condensing boiler (back boiler potential)
- Prepay Power Electric
- Fibre Broadband

**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: Y35 C1W4**

**Building Energy Rating (BER): D1 BER No. 118037019**  
**Energy Performance Indicator: 244.9 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**  
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