

# FOR SALE

AMV: €235,000

File No.D911.CWM



## 92 Cluain Dara, Clonard Wexford Y35 F6W8

- Built in 2005, 3 bed, 3 bath family home extending to c. 90 sq. m.
- Sought -after location with superb access to all major routes.
- Nicely positioned overlooking the common green.
- The accommodation briefly comprises of entrance hallway, living room - double doors through to kitchen/dining room, guest w.c., 3 bedrooms (master en-suite), family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe  
& ASSOC.**

## 92 Cluain Dara, Clonard, Wexford

Overlooking the common green area this semi-detached home enjoys a convenient setting close to Wexford Town. All amenities are on your doorstep including schools, shops, pubs, pharmacies, etc. No. 92 Cluain Dara is a 3-bedroom, 3-bathroom property offering bright, spacious, and well laid out accommodation. The kitchen comes with all electrical appliances including fridge freezer, oven, electric hob, extractor fan, microwave and washing machine.

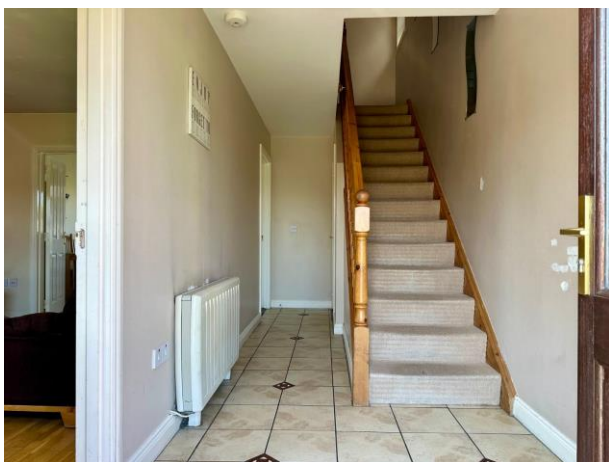
The property benefits from a large enclosed rear garden laid out in lawn. It is ready for immediate occupancy and if you are searching for houses in Wexford, this is an opportunity not to be missed. It is an ideal first-time buyer's home or indeed investors seeking a home in a highly lettable location.

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	5.73m x 1.87m	Tiled flooring, telephone point, coat rails, electric point, electric fuse board and door leading to.
Sitting Room	4.58m x 3.33m	Solid timber floors, large window overlooking front driveway and lawn in grass, feature open fireplace with cast iron insert and timber surround, brick surround to the chimney breast with granite tile hearth.
<i>Double doors leading to:</i>		
Kitchen/Dining Room	5.32m x 3.65m	Tiled flooring throughout, fully fitted kitchen with floor and eye level cabinets, Bosch double oven, Indesit dishwasher and Indesit washing machine, double drainer stainless sink and drainer, tiled splashback throughout, ample worktop space, five ring gas hob under extractor fan and large window overlooking rear garden, breakfast countertop, free standing Indesit, fridge freezer and sliding door leading to rear garden.
<i>Off Hallway:</i>		
Guest Bathroom	1.57m x 0.88m	Tiled flooring, w.h.b. and w.c.
<i>Timber carpeted staircase from Entrance Hall to:</i>		





## ACCOMMODATION

### *First Floor*

Landing	3.78m (max) x 2.38m (max)	Carpeted flooring, Stira to attic, door to hot-press with ample shelving and insulated water tank.
Master Bedroom	3.85m x 2.82m	Timber laminate flooring, large window overlooking front driveway, electric points and tv point.
En Suite	2.40m x 1.15m	Tiled flooring, floor to ceiling tiled surround with w.h.b. w.c. and enclosed glass pressure pump shower.
Bedroom 2	3.12m x 3.11m	Carpeted flooring, large window overlooking rear garden.
Bedroom 3	2.57m x 2.38m	Carpeted flooring, window overlooking front driveway.
Family Bathroom	2.05m x 1.75m	Tiled flooring, floor to ceiling tile surround, bath, w.h.b and w.c.

**Total Floor Area: c. 90 sq.m / 968 sq.ft.**





### Features

- 3 Bedrooms, 3 Bathrooms
- Built in 2005
- Semi detached
- Extending to 90 sq. m

### Outside

- Westerly facing patio
- Part grass in lawn
- Footpath surround
- Outside tap.
- Front driveway

### Services

- Mains water
- Mains sewerage
- Electric heating throughout
- Siro broadband

**Garage:** Free standing garage, block built with tiled roof under timber and felt battens. Concrete grounds 4.53m x 3.18m, space for utility dryer.

**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 F6W8



**Building Energy Rating (BER): C1    BER No. 118239086**  
**Energy Performance Indicator: 170.39 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**  
**CATRIONA MURPHY**  
**087 2427525**  
**Email: [catriona@kehoeproperty.com](mailto:catriona@kehoeproperty.com)**



**Kehoe & Assoc.,**  
Commercial Quay,  
Wexford  
053 9144393  
[www.kehoeproperty.com](http://www.kehoeproperty.com)  
Email: [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)



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