

# FOR SALE

AMV: €235,000

File No. D996 .CWM



## 62 The Green, Clonard Village, Wexford Y35 T25A

- Mid-terrace 3 bed, 3 storey residence ideally located in Clonard Village.
- Conveniently located close to the Wexford's Ring Road, Min Ryan Park, local retail park and the town centre.
- Within easy walking distance of primary & secondary schools.
- Enclosed south facing back yard which is concreted throughout.
- The accommodation features entrance hall, kitchen/dining/living room, first floor landing, sitting room, one bedroom, second floor landing area, 2 bedrooms (master bedroom with en-suite) and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



## 62 The Green, Clonard Village Wexford Y35 T25A

62 The Green is a terraced property extending to c. 119 square-meters, situated in a prime central location in Wexford town, just steps away from The Village Centre in Clonard. It is conveniently located within walking distance of the nearby retail park with Aldi, Costa, Mr Price, Petmania, as well as various other retail and business parks. The Whitford House Hotel and Gym is a short walk away. Regular bus services into Wexford town make Clonard Village an exceptional place to reside.

The three-story residence offers excellent accommodation, featuring a spacious kitchen and dining area with a guest WC on the ground floor, a living room and a bedroom on the first floor, and a master en-suite bedroom, a family bathroom, and a third bedroom on the second floor. The dining area boasts French doors that open onto a generous south-facing rear garden. This property represents an excellent opportunity for first-time buyers or investors. Constructed in 2005, the house is equipped with oil-fired central heating and is ready for immediate occupancy. It includes mains services, fiber broadband, and ample on-street parking opposite a green area. The annual management fee is €270.

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	6.38m x 1.90m	Timber laminate flooring, storage space under staircase.
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*Door leading to:*

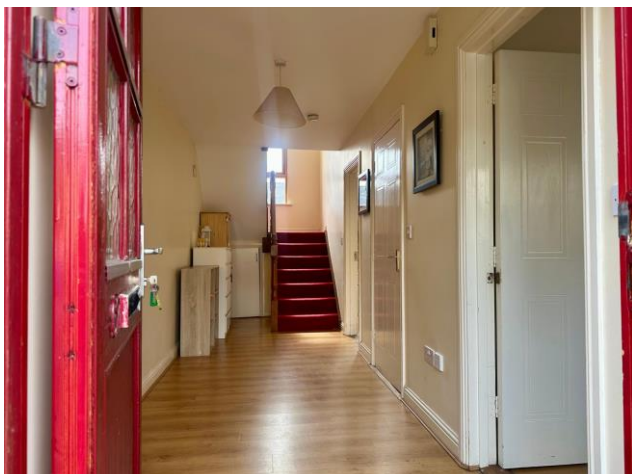
Kitchen/Dining/Living Room	8.63m x 3.03m	Timber laminate flooring throughout, floor and eye level cabinets, integrated Bosch electric oven, 4 ring Whirlpool induction hob with extractor fan overhead, ample worktop space, stainless steel sink and drainer with tiled splashback throughout, Nordmende washing machine and space for dryer. From the dining area double glass doors leading out to the fully enclosed back garden with concrete grounds throughout, space for storage sheds, directly south facing available of light throughout the whole day.
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*Carpeted mahogany staircase leading to:*

### **First Floor**

Landing	1.90m x 1.37m	
Sitting Room	5.07m (max) x 4.77m (max)	Timber laminate flooring throughout, electric fire, insert with potential for open fire behind, granite tile and hearth with timber surround, dual aspect with two windows overlooking front garden, tv points and electrical points.
Bedroom 1	3.73m x 3.07m	Timber laminate flooring, space for double bed, built in wardrobe, window overlooking enclosed garden.

*Carpeted mahogany staircase to:*





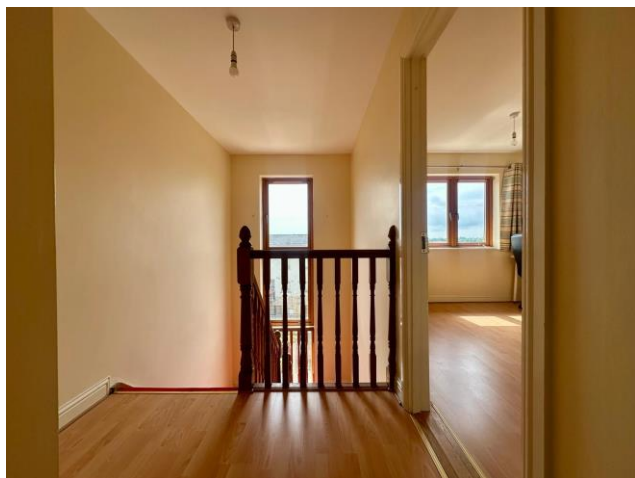


## **ACCOMMODATION**

### **Second Floor**

Landing Area	2.85m (max) x 1.91m (max)	Timber laminate flooring with hot-press with ample storage space.
Master Bedroom	3.19m x 3.05m	Timber flooring, double doors leading out to balcony area, treble bay built in wardrobes, tv point and electrical points.
En suite	1.64m x 1.48m	Tiled flooring, floor to ceiling tiles surround, enclosed shower with Triton T90sr, w.h.b. with mirror and lighting overhead and w.c. and open shelves overhead.
Bedroom 3	3.52m x 3.06m	Timber laminate flooring, space for double bed, built in wardrobes, large window overlooking enclosed rear garden.
Family Bathroom	2.04m x 1.90m	Tiled flooring, floor to ceiling tile surround, bath with shower door and shower faucet, w.h.b. with built in cabinetry mirror overhead, w.c and open shelves tot the wall

**Total Floor Area: c. 119 sq.m / 1,280 sq.ft**





### Features

- Built in 2005
- Extending to c. 119 sq. m
- Terraced property
- 3 Bedrooms, 3 bathrooms

### Outside

- South facing rear courtyard
- Ample space for garden storage sheds
- Communal parking

### Services

- Mains water
- Mains drainage
- OFCH
- 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 T25A





**Building Energy Rating (BER): C1    BER No. 105934806**  
**Energy Performance Indicator: 159.04   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 that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141

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