

# FOR SALE

AMV: €335,000

File No. E179.BK



## 59 Cluain Dara, Clonard, Wexford

- Excellent 4-bedroom semi-detached family home extending to c.125 sq. m. / 1,345 sq. ft.
- Fully insulated LogHouse.ie Eco-Building at rear, ideal as home office or studio.
- Well-maintained enclosed rear garden benefitting from evening sunshine.
- Highly sought-after location within walking distance of all amenities and within minutes of Wexford Town Centre and the N11 / N25 road networks.
- Accommodation briefly comprises; entrance hallway, sitting room, kitchen / dining room, guest w.c., 4 bedrooms (master ensuite), and a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe  
& ASSOC.**





## Location

Cluain Dara is a popular and well-established residential development at Clonard, on the outskirts of Wexford Town. This location offers superb convenience, with all day-to-day amenities close by including primary and secondary schools, supermarkets, retail parks, churches, pharmacies, coffee shops and leisure facilities. Wexford Town Centre is only a few minutes' drive away, providing a full range of boutiques, restaurants, hotels, and cultural amenities.

The property is also within easy driving distance of Wexford's renowned 'Blue Flag' beaches at Rosslare Strand and Curracloe. For those commuting, Cluain Dara is ideally positioned with easy access to the N25, N11, and the national road networks, while Rosslare Europort is less than 20 minutes away. Dublin City and Airport are also within comfortable reach, making this an excellent base for families and professionals alike.

## 59 Cluain Dara, Clonard, Wexford

Kehoe & Assoc. are delighted to present this excellent four-bedroom semi-detached family home to the market. Extending to c.125 sq. m. / 1,345 sq. ft., this property offers well-laid-out accommodation with bright, spacious interiors and a wonderful rear garden.

The accommodation comprises an entrance hallway, a sitting room with feature fireplace and double doors opening to the dining area and kitchen. From here, sliding patio doors lead directly to the enclosed rear garden, which is attractively landscaped and enjoys evening sunshine. At ground floor level there is also a guest w.c.

Upstairs, the property offers 4 bedrooms, including a master bedroom ensuite, together with a family bathroom. Bedroom 4 is currently in use as a home office, highlighting the flexibility of the space.

The rear garden is a particular feature of this home, with a neat lawn, planting, and a patio area perfect for outdoor dining. It also includes a garden shed and a fully insulated LogHouse.ie Eco-Building, providing an excellent option for a home office, gym, or studio. To the front, there is a driveway offering private parking and a small lawn area.

This is a superb home in a prime location, combining well-designed living space with excellent amenities on its doorstep. Viewing comes highly recommended.







## **ACCOMMODATION**

### ***Ground Floor***

Entrance Hallway	6.82m x 1.86m (max)	Tiled flooring, understairs storage and staircase to first floor.
Sitting Room	4.84m x 4.27m	Timber flooring, open fireplace and double doors into:

### ***Kitchen / Dining Area***

Dining Area	4.62m x 3.49m	Laminate flooring and sliding door to rear garden.
Kitchen	3.30m x 2.76m	Tiled flooring, floor and eye level units with tiled splashback, stainless steel sink, electric oven with overhead extractor fan, integrated fridge freezer, integrated dishwasher, integrated washing and breakfast bar.
Guest W.C.	1.47m x 1.42m (max)	Lino flooring, w.h.b. with tiled splackback and w.c.

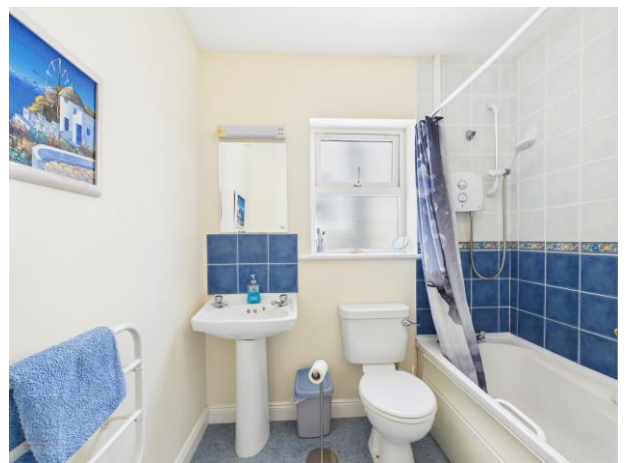
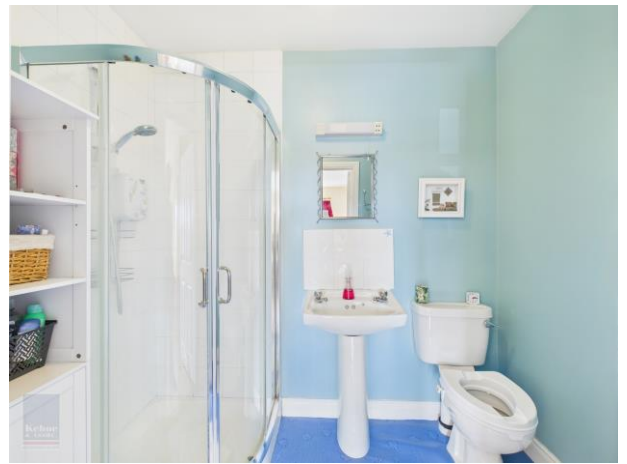
### ***First Floor***

Landing	4.04m x 1.13m (max)	Carpet flooring. Stira access to floored attic space.
Hotpress		
Master Bedroom	4.10m x 3.56m	Laminate flooring and ensuite.
Ensuite	2.32m x 1.48m	Lino flooring, w.c., w.h.b. with tiled splashback, shower stall with Triton AS2000xt electric shower and tiled surround.
Bedroom 4 / Home Office	3.19m x 2.55m (max)	Laminate flooring
Family Bathroom	2.13m x 2.01m	Lino flooring, w.c., w.h.b. with tiled spalshback, bath with Triton T90sr electric shower and tiled surround.
Bedroom 3	3.13m x 2.79m	Carpet flooring.
Bedroom 2	3.77m x 2.99m	Carpet flooring.

**Total Floor Area: c. 122.5 sq. m. / c. 1,318 sq. ft.**

Loghouse.ie	3.49m x 2.48m	Roof, wall and floor insulation.
Eco -Building		

**Total Floor Area: c. 8.7 sq. m. / c. 93.6 sq. ft.**





### Features

- 4-bedroom semi-detached family home
- Accommodation extending to c.125 sq. m. / 1,345 sq. ft.
- LogHouse.ie “Kilenny” Eco-Building
- Surrounded by excellent amenities

### Outside

- Enclosed rear lawn
- Garden shed
- Close proximity to Wexford Town & N25 / N11
- Private off street parking

### Services

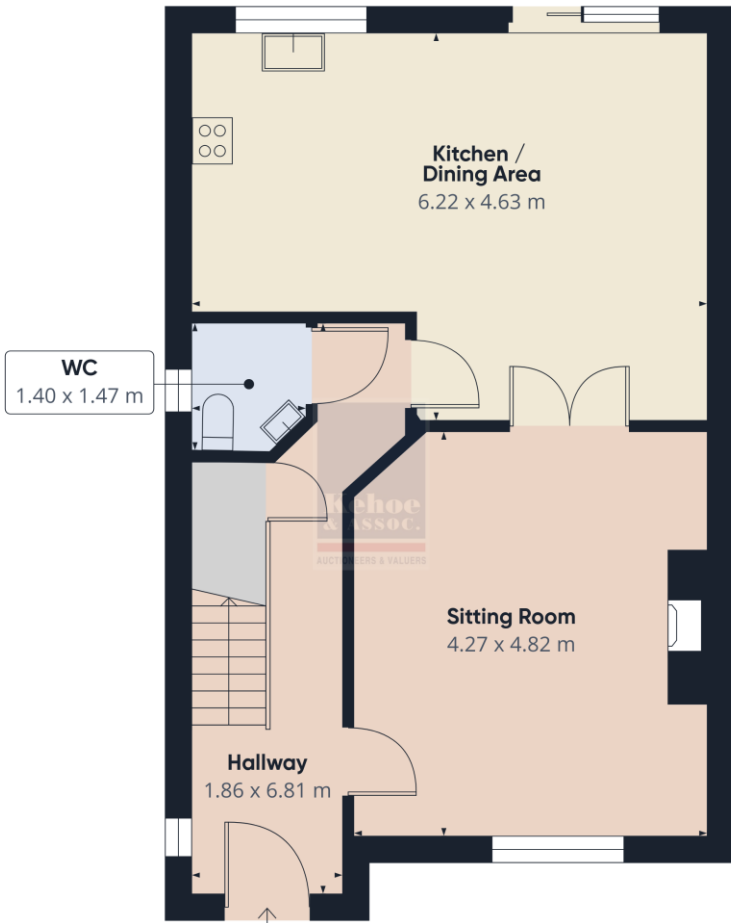
- Mains water
- Mains drainage
- ESB
- Electric heating

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

**DIRECTIONS:** From Wexford Town proceed along Clonard Road passing Chadwicks Wexford GAA Park on the left. Continue for approximately 1.8km and the entrance to Cluain Dara is on the right, just before the service station. Proceed into Cluain Dara, take the next right turn and an immediate left. The property for sale is on your right hand side (For Sale boards).

**Eircode: Y35 H2KW**





Floor 0 Building 1

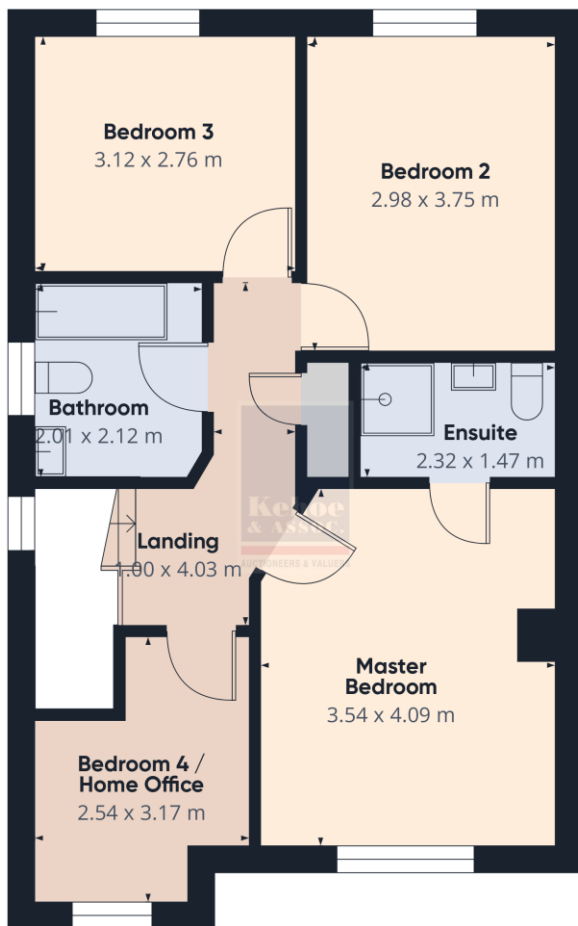


Approximate total area<sup>(1)</sup>  
58.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
54 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area<sup>®</sup>  
8.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 2

**Building Energy Rating (BER): C2 BER No. 118659689**

**Energy Performance Indicator: 184.25 kWh/m<sup>2</sup>/yr**

**VIEWING:**

Strictly by prior appointment with the sole selling agents.

**Selling Agent: Bobby Kehoe**

**Contact No: 085 7111540**

**Email: [bobby@kehoeproperty.com](mailto:bobby@kehoeproperty.com)**

**Kehoe & Assoc.,**

Commercial Quay,

Wexford

053 9144393

[www.kehoeproperty.com](http://www.kehoeproperty.com)

Email: [info@kehoeproperty.com](mailto:info@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. PRA No. 002141

