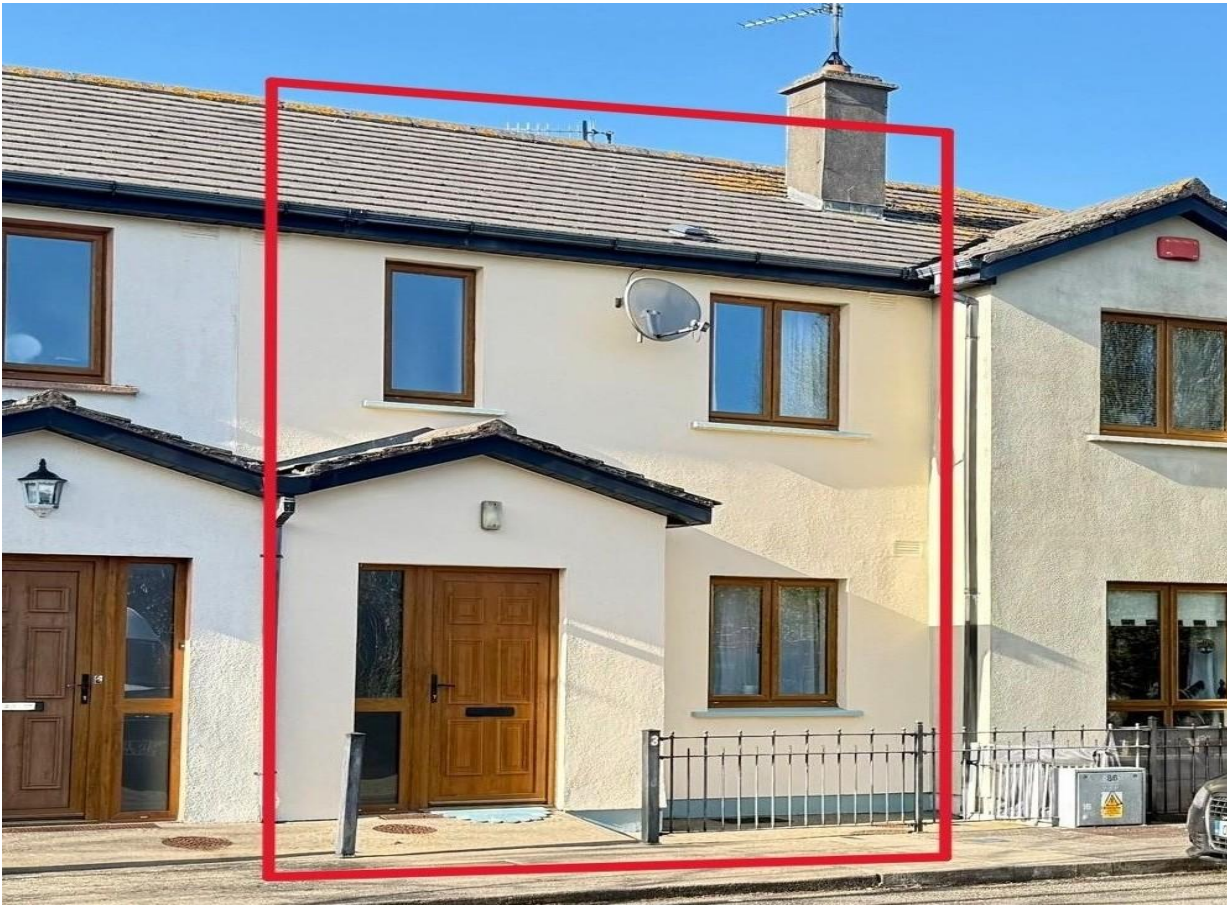


FOR SALE

AMV: €199,000

File No.E311.CWM



3 Clonard Village, Clonard, Wexford Y35 V6K6

- A two-bedroom terrace residence situated within the highly sought-after residential development of Clonard Village.
- Conveniently located close to the Wexford Ring Road, Min Ryan Park, local retail park and the town centre.
- Built in 2003 extending to c.75 sq.m. / 807 sq.ft., boasting a contemporary open-plan layout designed for modern living with two bedrooms and two bathrooms.
- Private, enclosed rear garden complete with a paved patio area, maintenance free and ample space for a garden shed.
- Accommodation in brief comprises of an entrance hallway, open plan living / dining / kitchen and upstairs two large bedrooms with a master ensuite and a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

3 Clonard Village, Clonard, Wexford Y35 V6K6

3 Clonard Village is an exceptionally well-presented two-bedroom terrace residence, ideally positioned within a cul-de-sac of this highly regarded and convenient residential development. Constructed in 2005 and extending to approximately 75 sq.m. (807 sq.ft.), this property is vacant and ready for immediate occupation.

Situated in the heart of Clonard Village, the residence has been thoughtfully maintained throughout. The interior is bright and contemporary in design, with a spacious living room featuring an open fireplace and patio doors that open seamlessly onto a private, westerly-facing enclosed garden—perfectly suited for outdoor dining and relaxation.

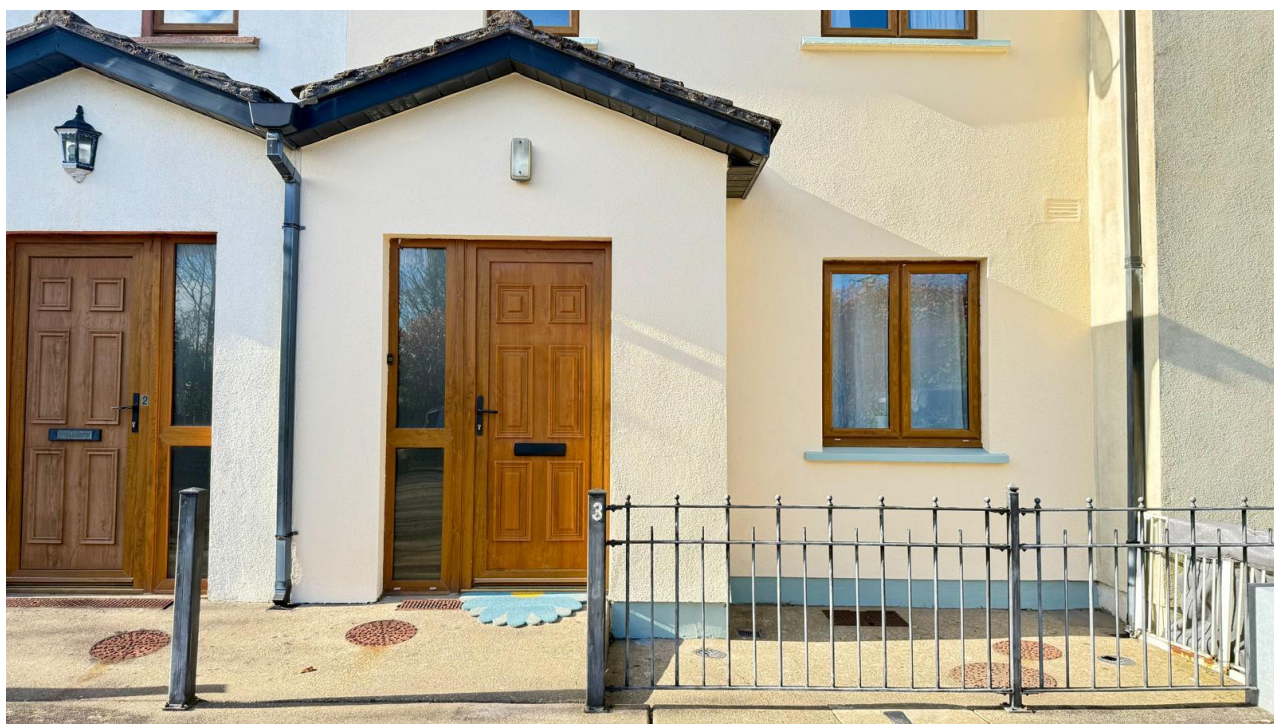


The living area flows effortlessly into a fully modernised kitchen and dining space. Upstairs complete with hot press, leads to two generously proportioned bedrooms, with a master ensuite. The family bathroom is spacious and in pristine condition.

Externally, the property enjoys the added benefit of a private, westerly-facing enclosed courtyard garden, providing a secure and low-maintenance outdoor space.

Ideally located within walking distance of local retail parks, leisure facilities including gyms, and the Wexford Town bus link, this property offers an excellent balance of modern living and urban convenience, making it an ideal choice for first-time buyers, downsizers, or investors alike.

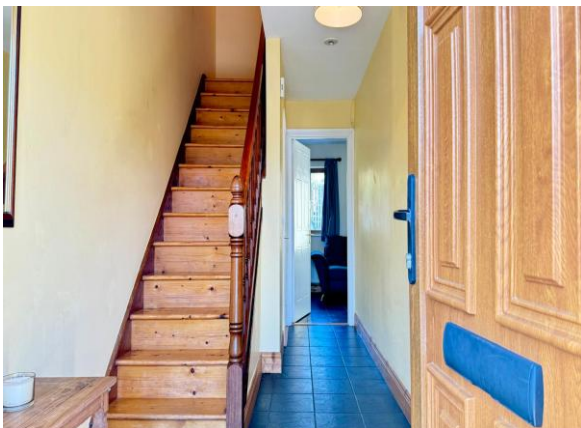
It is highly recommended, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.



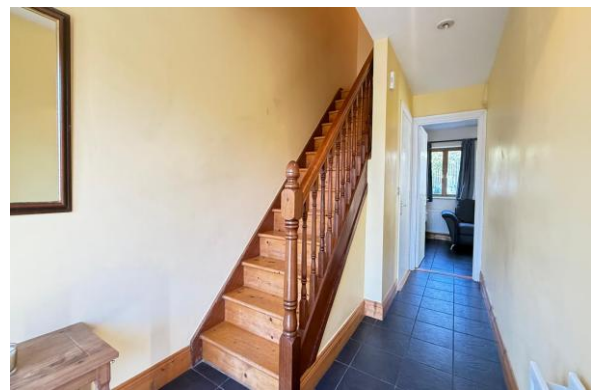
ACCOMMODATION

Entrance Hallway	5.32m x 2.01m	Tiled flooring
Guest w.c.	1.95m x 0.91m	Under staircase. Tiled flooring, w.h.b with tiled splashback with mirror overhead and w.c.
Sitting Room Area	4.94m x 2.89m	Tiled flooring throughout, open fireplace with cast iron insert, French doors leading out to westerly facing rear garden.
<i>Open alcove leading through to:</i>		
Kitchen	4.08m x 2.74m	Fully fitted with floor and eye level cabinets, stainless steel sink and drainer, ample worktop space, four ring electric hob under extractor fan, Zanussi oven, Tricity Bendix dishwasher and Thor washing machine, window overlooking front garden and communal area car parking, timer control set for electric heating system, free standing Tricity Bendix fridge freezer.

Timber staircase leading to:







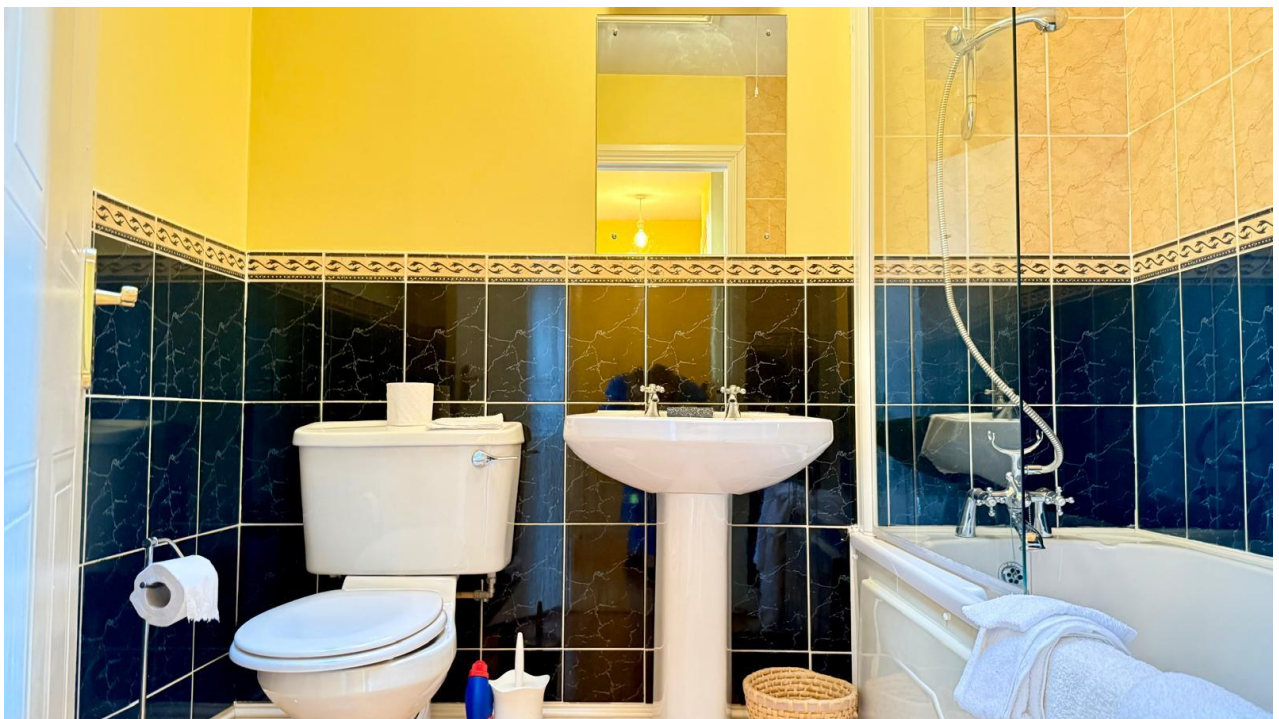
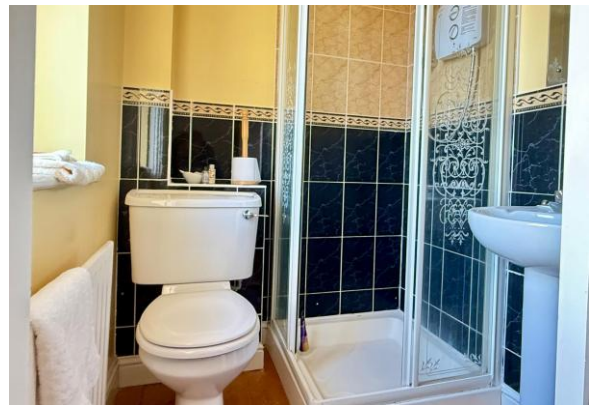
ACCOMMODATION

First Floor

Landing Area	2.19m (max) x 1.69m (max)	Tongued and grooved flooring with hot-press, insulated hot water tank and open shelves for ample storage.
Master Bedroom	3.94m (max) x 2.84m	Tongue and groove flooring. Large window overlooking front garden.
Ensuite	1.49m x 1.46m	Tongue and groove flooring, enclosed shower with floor to ceiling tile surround, Triton T90sr electric shower, w.h.b with half wall tile surround and w.c.
Bathroom	2.21m x 1.81m	Tongue and groove flooring, bath with floor to ceiling tile surround, chrome faucet and wall mounted shower head, hall wall tile surrounding the remainder of the bathroom, w.h.b with mirror and lighting overhead and w.c. Velux overhead.
Bedroom 2	4.94m (max) x 2.64m (max)	Tongue and groove flooring, two window overlooking westerly facing garden.

Total Floor Area: c. 75 sq.m / 807 sq.ft







Features

- Two-storey terrace residence
- Two bedrooms, two bathrooms
- Built in 2003
- Extending to c. 75q.m. / 807 sq.ft.

Outside

- Maintenance free rear garden
- Patio area with westerly aspect
- Ample space for garden shed
- Street side parking

Services

- Mains water
- Mains drainage
- OFCH
- Broadband

Please Note: The management fees in 2026 €270 Which includes management of public areas.

RTB number RT-0317-01149174-26. Most recent rental rate €650 per month.

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 V6K6





Building Energy Rating (BER): C2 BER No. 119299592
Energy Performance Indicator: 197.87 kWh/m²/yr

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

Sales Agent

CATRIONA MURPHY

087 2427525

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Wexford

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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