

# FOR SALE

AMV: €189,000

File No.E428 .CWM



## 42 The Green, Clonard Village, Wexford Y35 PD63

- Fully refurbished, own-door ground floor two-bedroom apartment situated within the highly sought-after residential development of Clonard Village.
- Built in 2006. Upgraded to an exceptional standard, featuring triple-glazed windows and a newly installed front door.
- Extending to approximately 61 sq.m. / 655 sq.ft., boasting a contemporary open-plan layout designed for modern living with two bedrooms and one bathroom.
- Private, enclosed rear garden complete with a paved patio area and garden shed, providing additional storage and versatile outdoor space.
- Incorporates smart home technology, including app-controlled Rointe heating, alongside a fully redesigned kitchen with integrated appliances.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



## **42 The Green, Clonard Village, Wexford Y35 PD63,**

42 The Green, Clonard Village, Wexford, Y35 PD63, is an exceptionally well-presented two-bedroom ground floor apartment, ideally positioned within this highly regarded and convenient residential development. Constructed in 2006 and extending to approximately 61 sq.m. (656 sq.ft.), this property has been comprehensively refurbished to an outstanding standard, resulting in a stylish, energy-efficient home ready for immediate occupation.

Situated in the heart of Clonard Village, the apartment has been thoughtfully upgraded throughout, boasting a high-spec finish that includes triple-glazed windows and a sophisticated Rointe smart heating system, offering both comfort and efficiency. The interior is bright and contemporary in design, with a spacious living room featuring quality timber flooring and new patio doors that open seamlessly onto a private, south-facing enclosed courtyard garden—perfectly suited for outdoor dining and relaxation.

The living area flows effortlessly into a fully modernised kitchen and dining space, which has been completely redesigned to a premium standard. This impressive kitchen incorporates high-quality fitted units, a Belfast sink, and a range of integrated appliances, all of which are less than four years old. A central hallway, complete with hot press, leads to two generously proportioned bedrooms, each benefiting from bespoke built-in wardrobes. The bathroom has also been upgraded and now features a contemporary suite, enhanced by a new shower door and elegant, high-quality tiling.

Externally, the property enjoys the added benefit of a private, south-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.

Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393





## **ACCOMMODATION**

Storm Porch	2.15m x 1.22m	Concrete grounds and drainage. Newly installed composite door.
Leading through to:		
Open Plan	7.16m (max) x	L-shaped with newly laid laminate floor throughout. Newly installed Roninte electric radiators throughout, dual aspect with window overlooking front entrance, window overlooking rear garden and French doors leading through to rear garden. Fully fitted kitchen with floor and eye level cabinets, Whirlpool dishwasher, Whirlpool washing machine, Bosch oven and Bosch integrated hob with extractor fan overhead. Free standing fitted Whirlpool fridge freezer and Belling microwave. Ample worktop space with built in Belfast sink and chrome faucet with tiled splashback throughout.
Kitchen/Dining/Living	6.60m (max)	

Corridor leading through to Bedroom quarters.



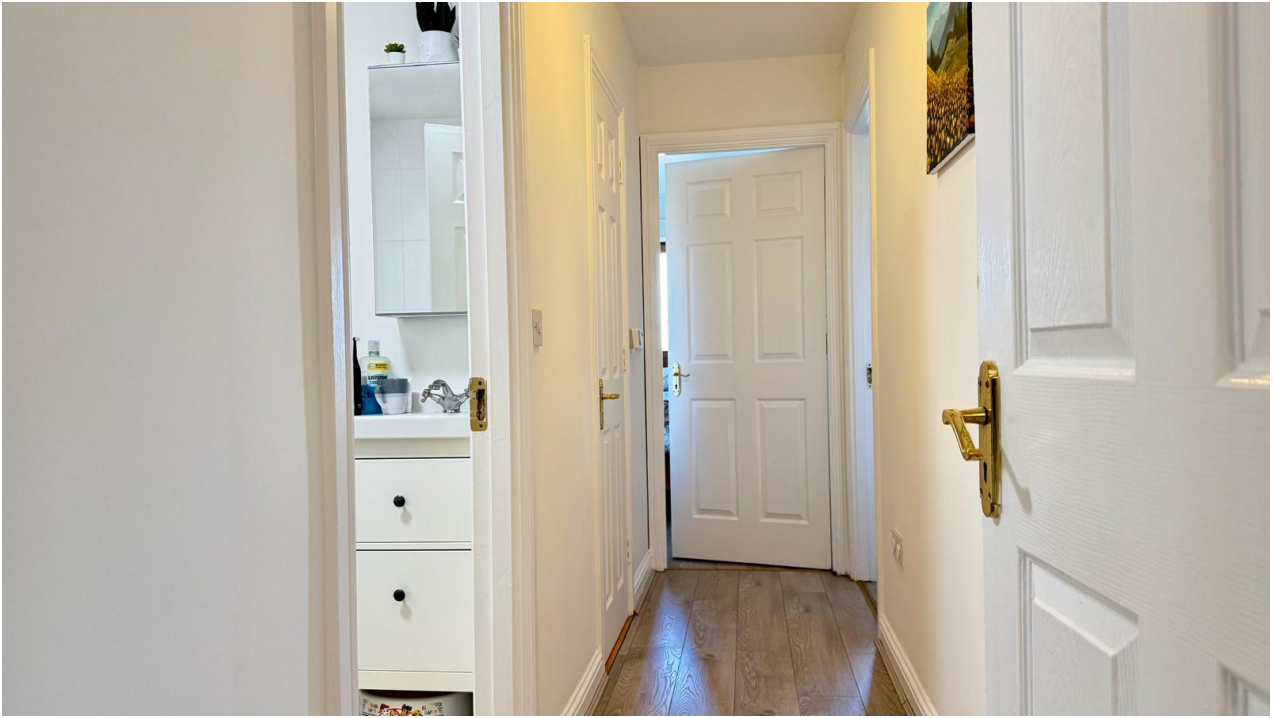




## **ACCOMMODATION**

Corridor	4.07m x 0.96m	Newly laid timber laminate flooring, hot-press with immersion and water tank.
Bedroom 1	4.43m x 2.33m	Timber laminate flooring throughout, built in wardrobe, window overlooking side garden.
Bedroom 2	3.46m x 2.47m	Timber laminate flooring throughout, triple bay built in wardrobes, window overlooking side garden.
Family Bathroom	3.37m x 1.50m	Tiled flooring, bath with tile surround and chrome faucet, separate shower with glass door and pressure pump shower, floor to ceiling tiles. Newly installed w.h.b with cabinetry underneath and wall mounted mirror and further storage and w.c.

**Total Floor Area: c. 61 sq.m / 656 sq.ft**











## Features

- Own door, ground floor apartment
- Fully refurbished
- Extending to c. 61 sqm
- Two bedrooms, one bathroom
- Built in 2006

## Outside

- Private enclosed south facing garden
- Paved patio area perfect for alfresco dining
- External tap
- Front parking space
- Garden shed for additional storage

## Services

- Mains water
- Mains drainage
- Electric heating
- Broadband available (newly installed Rointe Smart Heaters)

**Please Note:** The management fee in 2025 was €1,150 p.a.

**Investors:** The property is not subject to any rental restrictions, having not been let within the past two years

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**Directions:** Eircode: Y35 PD63









**Building Energy Rating (BER): C2 BER No. 119305712**  
**Energy Performance Indicator: 191.45 kWh/m<sup>2</sup>/yr**

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

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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