

FOR SALE

AMV: €285,000

File No.E526.CWM



77 Cluain Dara, Clonard, Wexford Y35 X8CW

- Beautifully presented three-bedroom semi-detached residence, built in 2006 with significant upgrades including new flooring, tiling and decor. Extending to c. 89 sq.m / 958 sq. ft. with new electric heating improving the energy rating to a B.
- Excellent location within walking distance of local services including service station, butchers, laundrette, beauticians, Lidl and Wexford town centre. Nicely positioned overlooking a spacious communal green area.
- Accommodation comprises entrance hall, sittingroom, kitchen/dining area, understairs utility, upstairs, master bedroom with en suite, two further bedrooms & family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

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Situated in a highly sought-after residential development overlooking a spacious communal green area, this beautifully presented three-bedroom semi-detached residence offers an exceptional opportunity to acquire a stylish and energy-efficient home in a prime Wexford location. Built in 2006 and extending to approximately 89 sq.m. (958 sq.ft.), the property has been significantly upgraded in recent years with new electric heating, flooring, tiling, and contemporary décor, resulting in an impressive B energy rating. Combining modern comfort with excellent convenience, this superb home is ideally positioned just minutes from Wexford Town and within easy walking distance of a wide range of everyday amenities including schools, supermarkets, Lidl, shops, cafés, pharmacies, a service station, butcher, laundrette, beauticians, pubs, and recreational facilities.



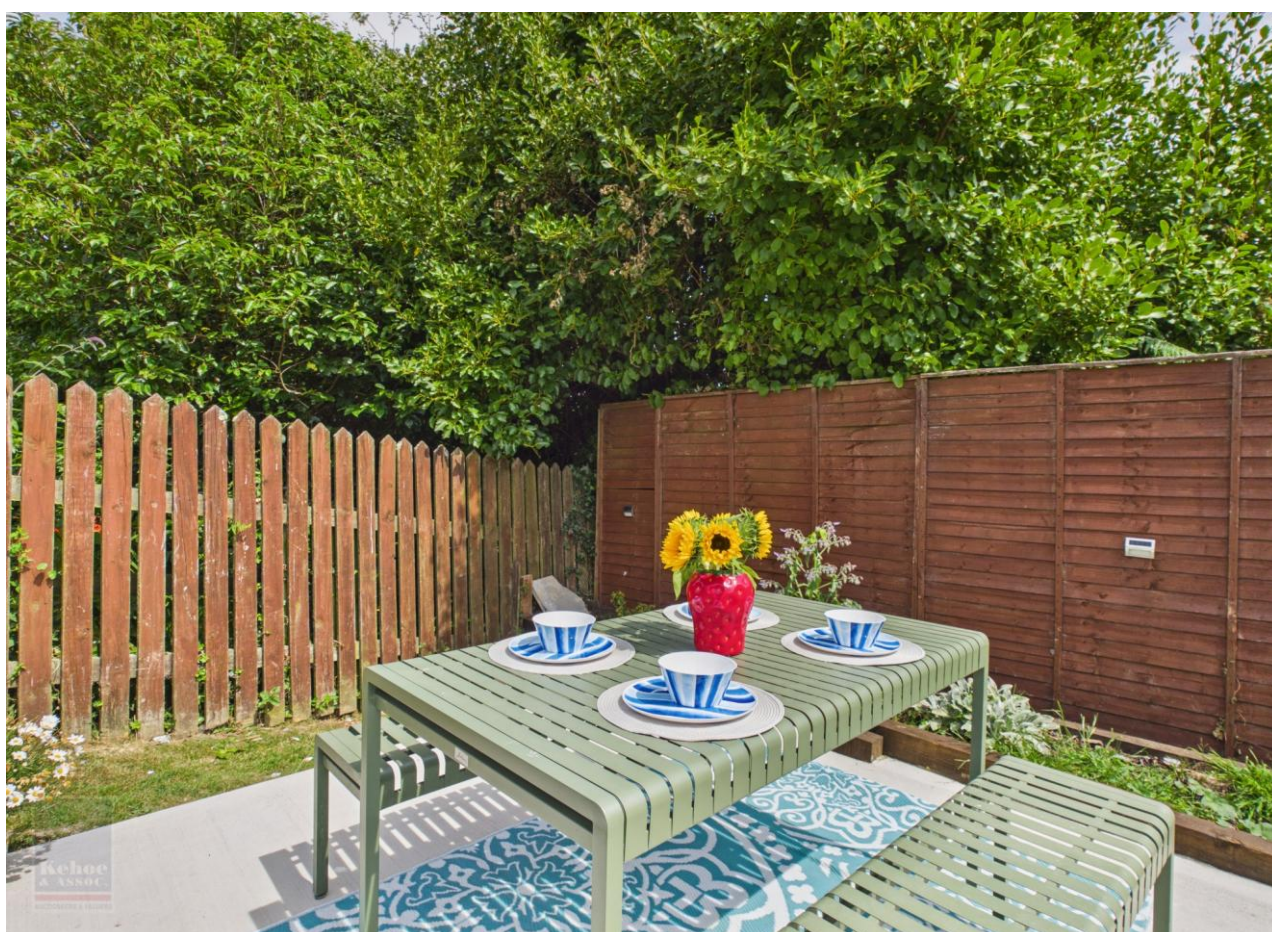
Beautifully maintained throughout, the accommodation is bright, spacious, and designed with modern family living in mind. A welcoming entrance hall leads to a comfortable sitting room featuring a solid fuel stove, creating a warm and inviting atmosphere. A practical understairs utility/storage area is plumbed for a guest WC, offering excellent potential for future enhancement. To the rear, the generous kitchen/dining room provides an ideal space for both everyday family life and entertaining, with direct access to the enclosed rear garden.

Upstairs, the property comprises three well-proportioned bedrooms, including a spacious principal bedroom with ensuite shower room, together with two further bedrooms and a well-appointed family bathroom. Outside, the large enclosed rear garden is laid out in lawn with a concrete patio area, providing the perfect setting for alfresco dining, children's play, or outdoor entertaining.



This impressive home will appeal to a broad spectrum of purchasers, including first-time buyers, growing families, investors seeking a property in a highly lettable location, and those looking to downsize without compromising on comfort or convenience. With its excellent presentation, modern upgrades, superb energy efficiency, and outstanding location, this is a property that offers both lifestyle and long-term value.

Viewing of this exceptional home is highly recommended. To arrange a suitable viewing appointment, please contact the sole selling agents, Kehoe & Assoc., on 053 9144393.



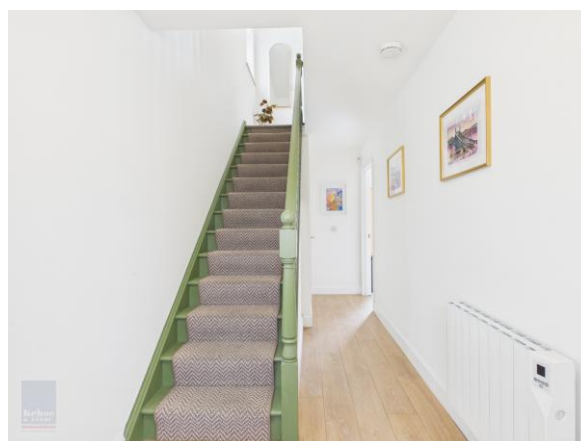
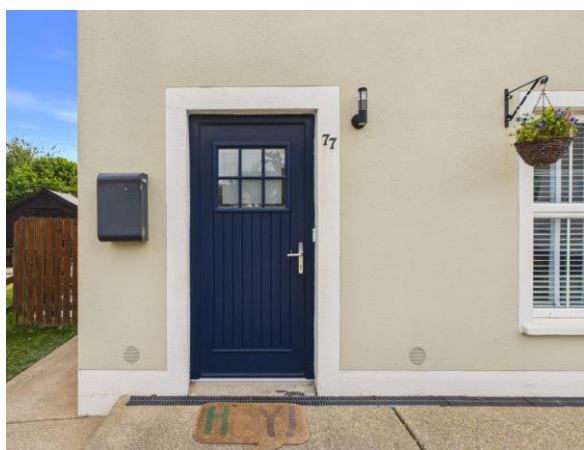
ACCOMMODATION

Entrance Hallway	5.75m x 1.87m	Timber laminate flooring throughout, electric storage heater. Alarm. Electrical radiator and broadband point.
Utility Room	1.56m x 0.87m	Tiled flooring, worktop space, built in shelving, plumbed for washing machine and w.c., space for dryer.
Living Room	4.56m x 3.33m	Timber laminate flooring, solid fuel stove with granite heard and marble mantelpiece, built in storage units and walls mounted shelving, t.v. points and electrical points.

Double doors leading to:

Open Plan	5.31m (max) x	Tiled flooring throughout, fully fitted kitchen with floor and eye level cabinets, with shelving and wine rack, ample worktops space with tiled splashback, composite sink with drainer, Dimplex oven with induction hob and extractor fan overhead, free standing Hotpoint dishwasher, large window overlooking rear garden, dining area with half panelled walls, pvc double doors leading to rear garden with slab walkway to garden shed.
Kitchen/Dining Room	3.69m (max)	

From Entrance Hallway, timber carpeted staircase leading to:











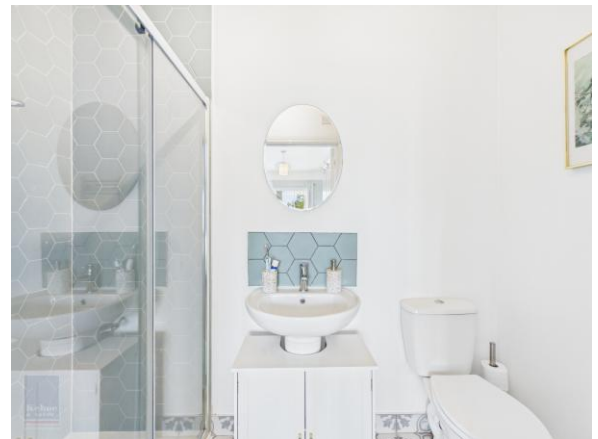
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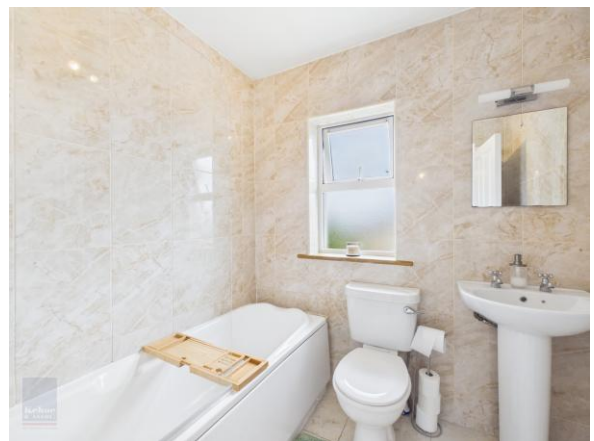
First Floor

Landing Area	3.77m x 2.08m	Timber laminate flooring, hot-press with shelving and insulated water tank.
Master Bedroom	3.84m x 2.03m	Timber laminate flooring, built in double bay wardrobe, fitted shelving, large window overlooking front driveway and common green area, tv point and electrical points. Electric radiator.
En-suite	2.38m x 1.17m	Tiled flooring, enclosed tiled shower with sliding glass door, pumped shower with rainwater shower head., w.h.b with tiled splashback and w.c.
Bedroom 2	3.15m x 3.12m	Timber laminate flooring, window overlooking rear garden, tv points and electrical points.
Bedroom 3	2.37m x 2.56m	Timber laminate flooring, window overlooking front driveway and common green area, electric radiator.
Family Bathroom	2.05m x 1.74m	Floor to ceiling tile surround, bath with half glass panel, Triton T90z electric shower overhead, w.h.b with mirror & lighting overhead, w.c. and privacy window overlooking rear garden. Heated towel rail

Total Floor Area: c. 89 sq.m / 958 sq.ft







Features

- Built in 2006
- Three-bedroom, two bathroom semi-detached
- Extending to c. 89 sq.m / 958 sq. ft
- All amenities on the doorstep

Outside

- Large well-kept rear garden and patio area
- Concrete driveway with off street parking for two cars.
- Enclosed side access
- Garden shed

Services

- Mains water
- Mains drainage
- New electric heating
- 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 X8CW







Building Energy Rating (BER): B BER No. 110820107

Energy Performance Indicator: 130.78 kWh/m²/yr

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

Sales Agent

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