

FOR SALE

AMV: €310,000

File No.E575 .KD



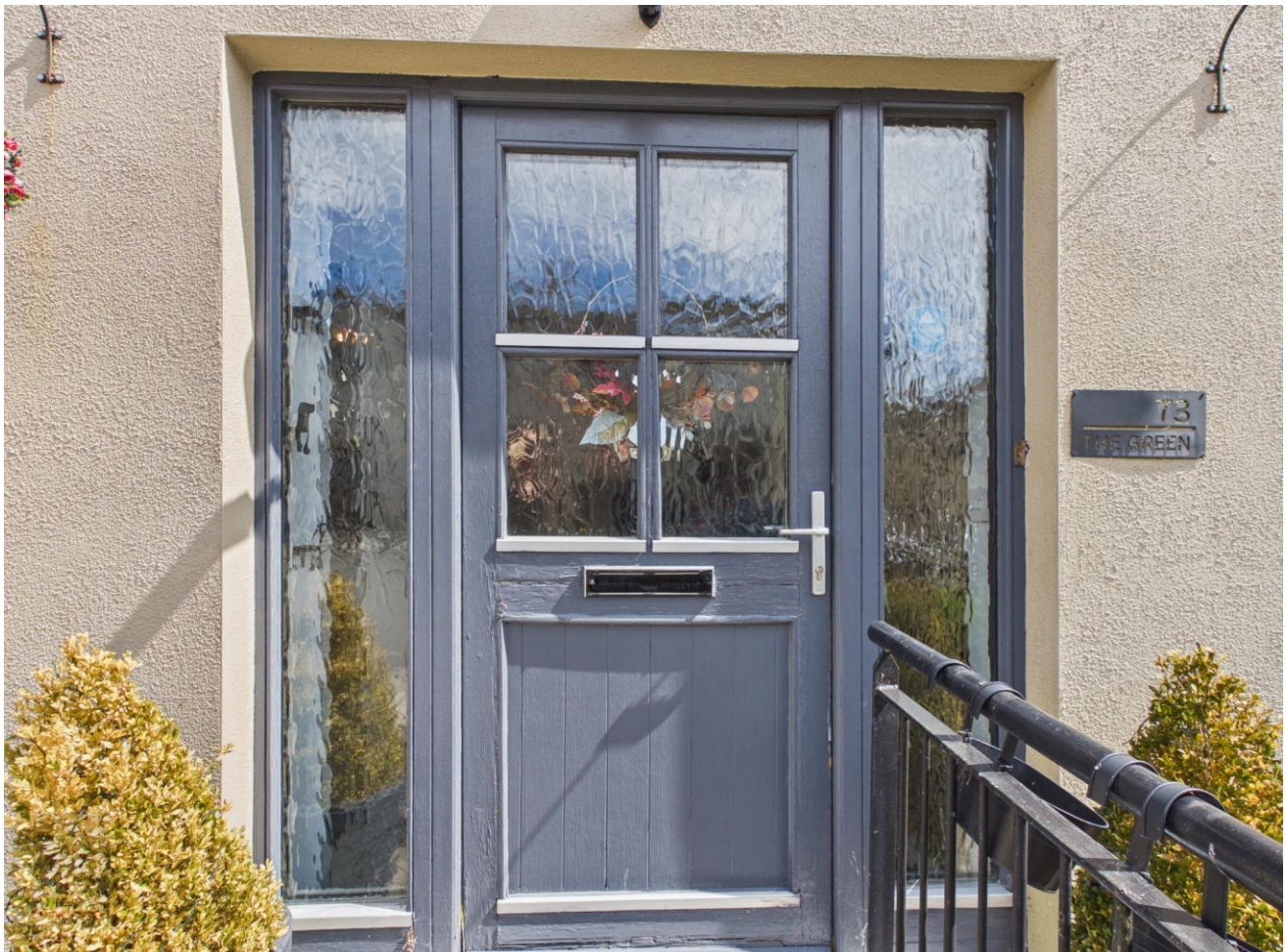
73 The Green, Clonard Village, Wexford.

- Exceptionally well presented three bedroom semi-detached home in the heart of Clonard Village
- Extending to approximately 100 sq. m. / 1,076 sq. ft., comprising sitting room, kitchen / dining room, three bedrooms and three bathrooms.
- Private, enclosed rear garden complete with astro turf and garden shed, providing additional storage and versatile outdoor space.
- Constructed in 2006, this property is pristinely maintained and in excellent condition ready for immediate occupation.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

73 The Green, Clonard Village, Wexford.

73 The Green, Clonard Village, Wexford, is an exceptionally well-presented three-bedroom semi-detached home, ideally positioned within this highly regarded and convenient residential development. Constructed in 2006 and extending to approximately 100 sq. m. (1,076 sq. ft.), this property has been comprehensively modernised to an outstanding standard, resulting in a stylish, energy-efficient home ready for immediate occupation.

Situated in the heart of Clonard Village, the property has been thoughtfully upgraded throughout, boasting a high-spec finish that includes double-glazed windows. The interior is bright and contemporary in design, with a spacious living room featuring quality timber flooring and dual French patio doors that open seamlessly onto a private, enclosed garden—perfectly suited for outdoor dining and relaxation.





The living area has been fully modernised, with feature media wall. The kitchen and dining space is finished to a premium standard and incorporates fully fitted units, French doors leading to the rear garden, and a range of integrated appliances. A central hallway, complete with a downstairs W.C., a bright, and spacious living room, complete with a built-in media wall with electric fireplace, double French doors leading to rear garden. The beautiful timber staircase, featuring a large window overlooking the rear garden, leading to three generously proportioned bedrooms.

Externally, the property enjoys the added benefit of a private enclosed garden with astro turf and sitting area, 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

Ground Floor

Entrance Hallway	4.02 x 2.12 m	With laminate floors, built-in storage.
Sitting Room	5.96 x 3.47 m	With laminate floors, built-in media wall with electric fire, double French doors leading to rear garden and window overlooking front garden.
W.C.	1.74 x 1.38 m	Tiled floors, panelled walls, w.h.b., w.c., mirror with overhead light, integrated fan.
Kitchen / Dining Room	5.96 x 3.03 m	Dining Area: Laminate floors, window overlooking front garden. Kitchen Area: With tiled floors, fully fitted kitchen with tiled splashback, Dimplex oven, Bosch induction hob with extractor fan, Hotpoint dishwasher, Hotpoint washing machine, standing fridge / freezer, ample worktop space and double French doors leading to rear garden.







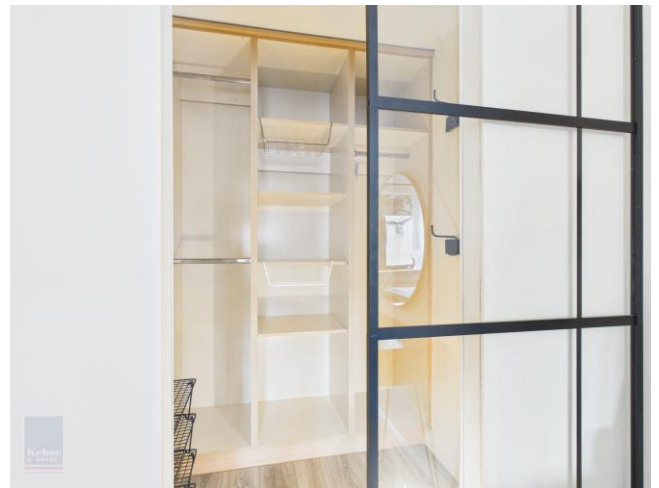
ACCOMMODATION

Timber stairs leading to bedrooms:

Landing	3.00 x 3.32 m	With laminate flooring, large window overlooking rear garden and attic hatch.
Master Bedroom	4.26 x 3.20 m	With laminate flooring, window overlooking front garden.
Ensuite	1.59 x 1.82 m	With tiled floor, w.h.b., w.c., Triton electric shower.
Walk-in Wardrobe	1.59 x 1.59 m	With laminate flooring, built-in wardrobes and glass sliding door.
Bedroom 2	3.76 x 2.42 m	With laminate flooring and window overlooking front garden.
Bedroom 3	3.89 x 3.03 m (max)	With laminate flooring and window overlooking front garden. .
Family bathroom	1.96 x 1.82 m	With tiled floor, w.h.b., w.c., vanity mirror with overhead plugs, bath and waterfall shower, built-in storage.

Total Floor Area: c. 100 sq. m. (c. 1,076 sq. ft.)







Features

- Dual front 3-bedroom semi detached home
- Beautifully presented
- Extending to c. 100 sq. m
- Three bedrooms, three bathroom
- Built in 2006
- Within walking distance to creche and primary school.

Outside

- Private enclosed garden
- Concrete slab area perfect for alfresco dining
- Front parking space
- Garden shed for additional storage

Services

- Mains water
- Mains drainage
- OFCH
- Broadband available
- Double glazed uPVC windows

Please Note: The management fee in 2025 was €225p.a.

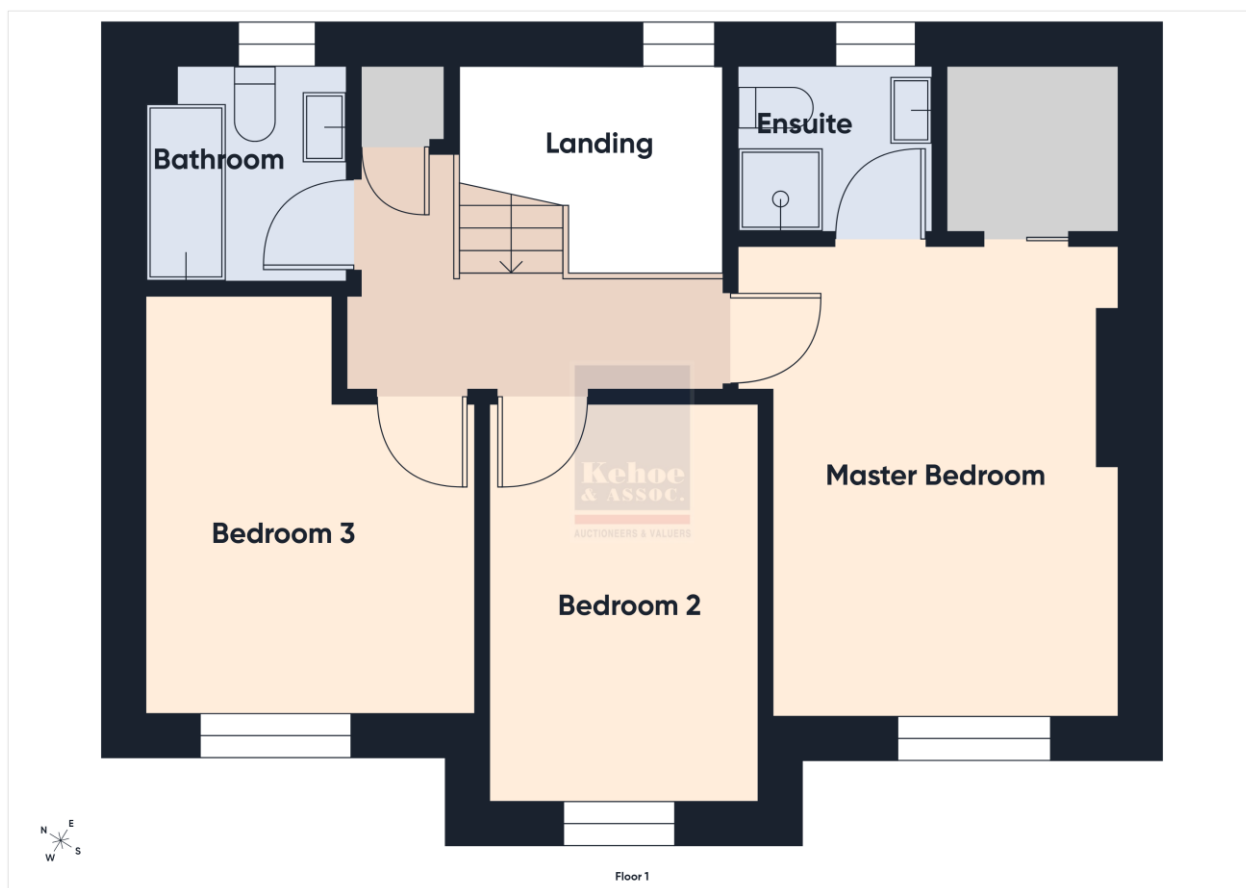
Investors: The property is not subject to any rental restrictions, having not been let within the past two years

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Directions: Eircode: Y35 EVW0







Building Energy Rating (BER): C1 BER No. 114116965
Energy Performance Indicator: 170.93 kWh/m²/yr

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

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