

# FOR SALE

AMV: €275,000

File No. E202.BF



## 26 Clonard Park, Wexford

- Spacious 3 bedroom semi-detached home in this mature residential development of only 34 houses. Conveniently located close to excellent amenities, business/retail/industrial parks, Wexford General Hospital and the town centre.
- Presented to the market in excellent condition, No 26 Clonard Park has been well maintained over the years and offers an outstanding opportunity to acquire a generously proportioned family home in this highly sought-after location.
- Tarmacadam drive providing parking for several cars. Enclosed garden to the rear with concrete patio area and lovely southerly aspect perfect for outdoor dining.
- This is a rare opportunity to secure a family home in this superb location. Early viewing comes highly recommended contact Wexford Auctioneers Kehoe & Associates on 053-9144393.



## 26 Clonard Park, Wexford

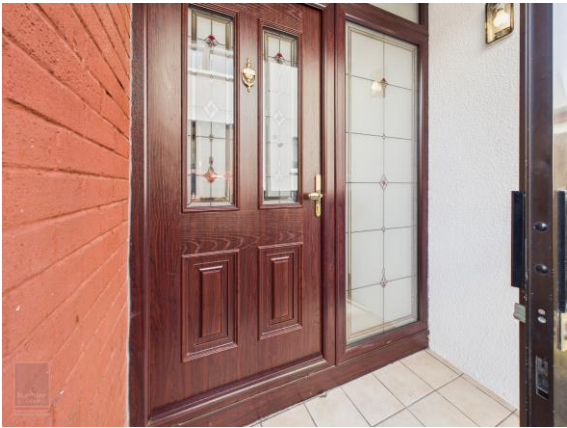
**Description:** Spacious 3 bedroom semi-detached home in this mature residential development of only 34 houses. Conveniently situated on Clonard Road within easy reach of Business, Retail and Industrial Parks, Wexford General Hospital and Wexford County Council. Excellent amenities including schools, shops, church, sports/leisure facilities and the town center are all within easy walking distance.

Presented to the market in excellent condition, No 26 Clonard Park has been well maintained over the years and offers an outstanding opportunity to acquire a generously proportioned family home in this highly sought-after location.

Whilst some minor upgrading and modernization would enhance the property further. The central heating boiler and radiators have been recently replaced and a new uPVC front door fitted. The accommodation is light filled throughout, featuring well balanced living spaces ideal for family life. Briefly comprising entrance hallway, sitting room, kitchen/dining area, 3 spacious bedrooms, bathroom and separate toilet.

Tarmacadam drive providing parking for several cars. Enclosed garden to the rear with concrete patio area and lovely southerly aspect perfect for outdoor dining. Outdoor utility room 2.0m x 1.9m with w.c. and w.h.b. Barna shed, fuel store and convenient side access.





## **ACCOMMODATION**

### ***Ground Floor***

Entrance Porch	1.79m x 0.86m	With tiled floor.
Entrance Hallway	4.77m x 1.90m	With timber floor, storage closet and understairs storage press.
Sitting Room	5.46m x 3.65m	With built-in display shelves and electric fire.
Kitchen / Diner	5.53m x 3.26m	With built-in floor and eye level units, electric cooker, dishwasher, part tiled walls, part tiled floor, part timber floor and sliding door to rear garden.

### ***First Floor***

Bedroom 1	5.46m x 2.92m	With excellent range of built-in wardrobes, storage presses, vanity w.h.b. and laminate floor.
Bathroom	1.63m x 1.67m	Bath with electric shower over, w.h.b. and part tiled walls
Toilet	1.42m x 0.92m	With w.c., part tiled walls and tiled floor.
Bedroom 2	3.64m x 2.98m	With laminate floor.
Bedroom 3	2.65m x 2.40m	With vanity w.h.b. and laminate floor.

**Total Floor Area: c. 104 sq. m. ( c. 1,120 sq .ft.)**



### **Features**

- Superbly located
- Convenient to all town amenities
- Presented in excellent condition
- Mature development of only 34 houses

### **Outside**

- Ample off-street parking
- South facing rear garden with side access
- Concrete patio
- Outdoor utility room
- Fuel store, barna shed

### **Services**

- Mains electricity
- Mains water
- Mains drainage
- OFCH

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

**DIRECTIONS:** Eircode Y35Y4X9









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

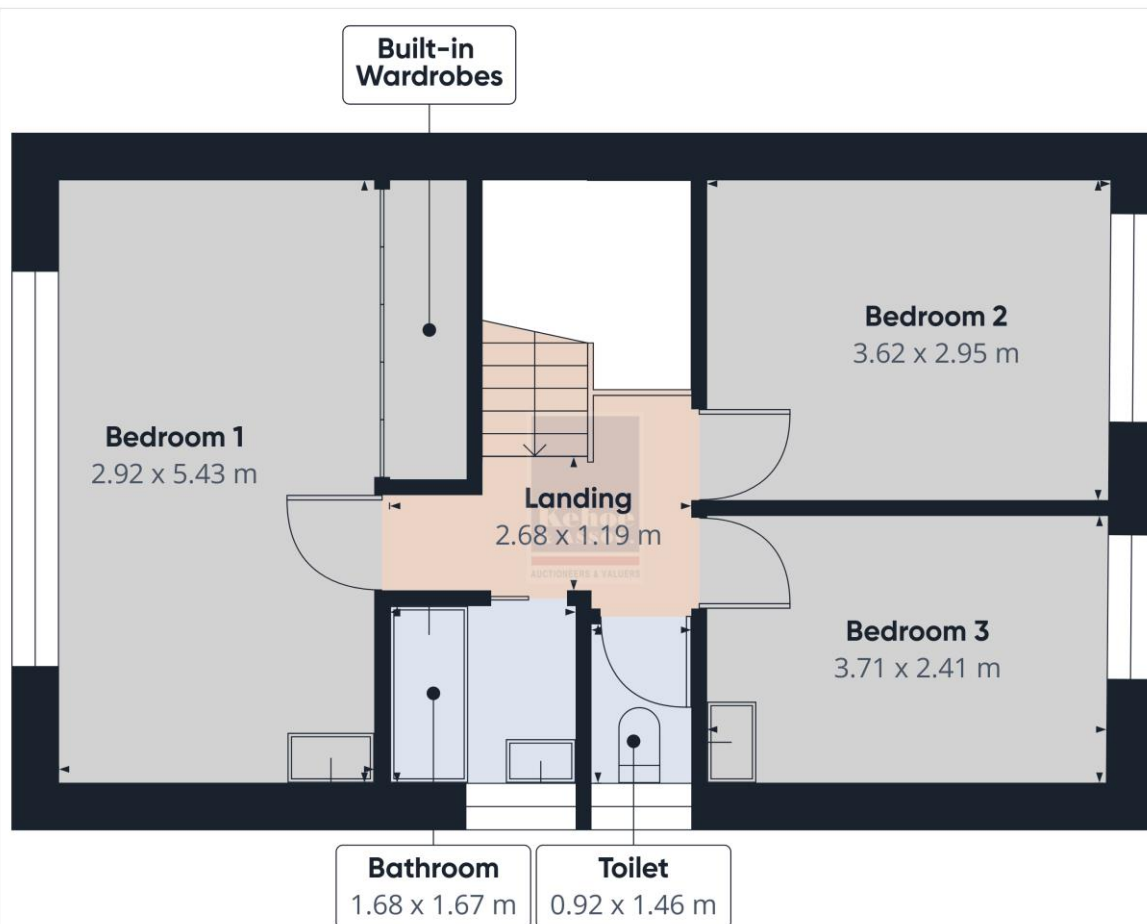
**Reduced headroom**  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

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>(1)</sup>**  
44.9 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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**Building Energy Rating (BER): C3 BER No. 117155473**

**Energy Performance Indicator: 218.95 kWh/m<sup>2</sup>/yr**

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

**Selling Agent: Bernie Farrell**

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