

FOR SALE

AMV: €210,000

File No. d267.CWM



No. 168 Cluain Dara, Clonard, Wexford

- 3 bed, 3 bath family home extending to c. 90 sq.m. / 969 sq.ft.
- Sought-after location with superb access to all major routes
- Nicely positioned overlooking the green.
- Accommodation briefly comprises of entrance hallway, living room - double doors through to kitchen/dining room, guest w.c., 3 bedrooms (master en-suite), family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

No. 168 Cluain Dara, Clonard, Wexford

This end-of-terrace home enjoys a convenient setting close to Wexford Town. All amenities are on your doorstep including schools, shops, pubs, pharmacies, etc. No. 168 Cluain Dara is a 3 bedroom, 3 bathroom property offering bright, spacious and well laid out accommodation. The kitchen comes with all electrical appliances including washing machine, dishwasher, fridge-freezer, electric oven, extractor fan.

The property benefits from a large enclosed rear garden laid out in lawn. It is ready for immediate occupancy and if you are searching for houses in Wexford, this is an opportunity not to be missed. It is an ideal first time buyers home or indeed investors seeking a home in a highly lettable location.

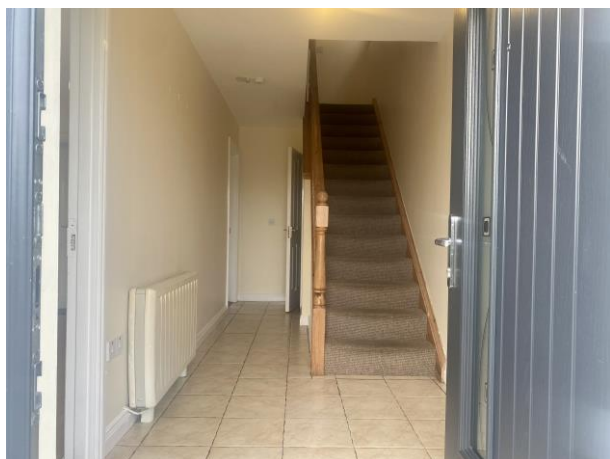
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ACCOMMODATION

Entrance Hallway	5.76m x 1.87m	Tiled flooring, electric board & pre-pay power system.
Sitting Room	4.56m x 3.31m	Timber laminate flooring, feature fireplace with cast iron insert and timber surround. T.V. points, Virgin media Broadband point. Double doors to:
Kitchen	5.30m x 1.81m	Tiled flooring, floor & eye level cabinets, worktop space, single drainer stainless steel sink unit. Window overlooking rear garden. Montpellier electric oven, extractor fan, Beko fridge-freezer, Beko washing machine, dishwasher. Sliding patio doors leading to westerly rear garden.
Guest W.C.	1.57m x 0.87m	Neatly positioned under the staircase. Tiled flooring, w.c. and w.h.b. Deta extractor fan.
Carpeted timber staircase leading to first floor		
Landing Area	3.80m x 1.88m	Carpeted flooring. Hotpress with timed electric water heating controls adjacent.
Master Bedroom	3.84m x 2.82m	Timber laminate flooring, upgraded ATC electric heating. Window overlooking front greens.
En-suite	2.58m x 1.19m	Tiled flooring, tiled shower stall with pressure pump shower system, w.h.b. with tiled splashback & light overhead, w.c.
Bedroom 2	3.31m x 3.12m	Timber laminate flooring, newly installed Dimplex electric heater. Window overlooking rear garden.
Bedroom 3	2.59m x 2.37m	Timber laminate flooring, ATC electric wall-mounted heater, window overlooking front green.
Family Bathroom	2.07m x 1.77m	Tiled flooring, bath with half-wall tiled surround, w.h.b. with tiled splashback & light overhead, w.c.

Total Floor Area: c. 90 sq.m. / 969 sq.ft.





Features

- 3 bedrooms, 3 bathrooms
- Walking distance to all amenities including schools, shops, pharmacy, butchers, etc.
- Extending to c. 90 sq.m. / 969 sq.ft.
- Bright and spacious accommodation
- Highly lettable location.

Outside

- Large rear garden in lawn
- Concrete drive with off-street parking.
- Side access.
- New fencing on the right hand side of rear garden.

Services

- Mains water
- Mains drainage
- ESB
- ATC/Dimplex electric heater upgrades in bedrooms.
- 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.

RENTAL INCOME: Rental income potential c. €1,250 per month.

Directions: Eircode: Y35 W7KK

Building Energy Rating (BER): D2 **BER No.** 115975666
Energy Performance Indicator: 244.52 kWh/m²/yr

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

Sales Agent

CATRIONA MURPHY

087 2427525

Email: catriona@kehoeproperty.com



Kehoe & Assoc.,

Commercial Quay,
Wexford

053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



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