

FOR SALE

AMV: €145,000

File No. c923.BF



118 The Green, Clonard Village, Co. Wexford

- Spacious 2 bedroomed first floor apartment with own door access, very well situated in Clonard Village. Walking distance of all schools, shops, churches, Industrial/Retail Parks and within easy reach of all town centre amenities.
- The property has been well maintained, freshly decorated, presented in excellent condition throughout and offered for sale fully furnished ready for immediate occupation. Nicely positioned in a quiet cul-de-sac with ample communal carparking.
- This attractive apartment boasts generous open plan living space with dual aspect windows and French doors to large balcony with views over Wexford Town. Generously proportioned master bedroom with shower room ensuite, an additional sizeable double bedroom and main bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393

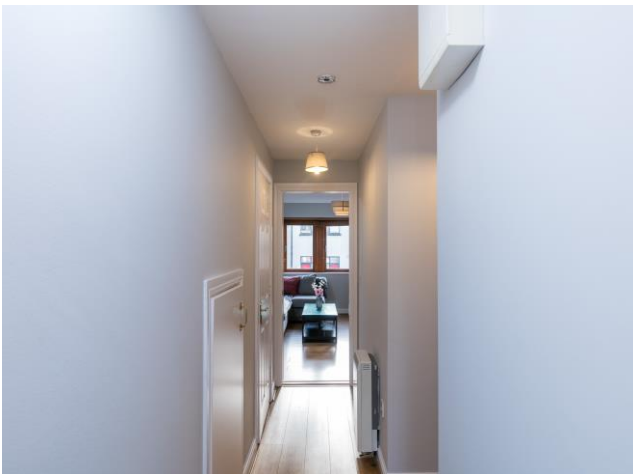


**Kehoe
& ASSOC.**

118 The Green, Clonard Village, Co. Wexford

Description: Spacious 2 bed roomed first floor apartment with own door access and large private balcony, very well positioned in Clonard Village. Within walking distance of all schools, shops, Churches and Wexford Town amenities. The property has been well maintained, freshly decorated, is presented in excellent condition throughout and offered for sale fully furnished. This attractive apartment boasts generous open plan living space with dual aspect windows and French doors to large balcony with views over Wexford Town. Generously proportioned master bedroom with shower room ensuite, an additional sizeable double bedroom and main bathroom. The property is nicely positioned in a quiet cul-de-sac with ample communal carparking. This apartment would be an ideal starter home or an excellent investment opportunity. Early viewing comes highly recommended.

For further details and appointment to view contact Wexford Auctioneers Kehoe & Assoc. 053 9144393



ACCOMMODATION

Entrance Hallway	6.04m x 0.98m	With laminate floor, under stairs storage press and hotpress.
Bathroom	1.70m x 2.28m	With tiled floor, bath, w.c., w.h.b. and part tiled walls.
Bedroom 1	3.19m x 2.76m	With built-in wardrobes, laminate floor and shower room ensuite.
Ensuite	1.66m x 1.79m	With tiled floor, shower stall, w.c. and w.h.b.
Bedroom 2	2.48m x 3.29m	With built-in wardrobe and laminate floor.
Open Plan Living Room/ Kitchen	4.51m x 4.21m	With laminate floor and dual aspect windows. Open plan to:
Kitchen	3.31m x 2.93m	With built-in floor and eye-level units, integrated hob, oven, extractor, dishwasher, washing machine, fridge-freezer, part-tiled walls and tiled floor. French doors to south facing balcony

Total Floor Area: c. 70 sq.m. (c. 753 sq.ft.)





Features

- Own door access
- Spacious 2 bedroomed apartment
- Fully furnished ready for immediate occupation
- Lovely views over Wexford Town

NOTE: All curtains, blinds, light fittings, hob, extractor, oven, fridge freezer, washer-dryer and furniture are included in the sale. Service Charge €725 per annum.

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

DIRECTIONS: Proceed up the hill passing Woodies on the right-hand side and take the next left into Clonard Village. Take the first turn right and right again into The Green. No. 118 is on the right-hand side. For Sale Sign. **Eircode Y35W886**

Outside

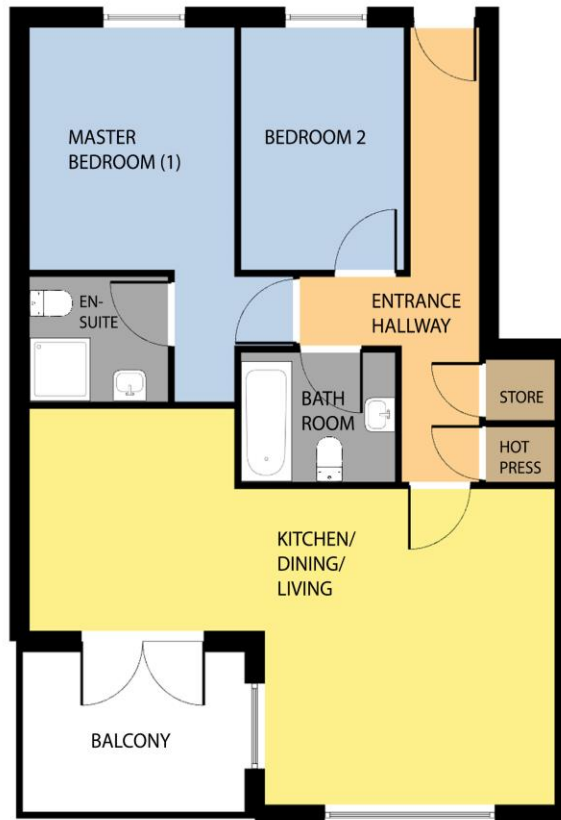
- Ample communal parking
- Landscaped green areas
- Large balcony
- Quiet cul-de-sac

Services

- Mains water
- Mains drainage
- Mains electricity
- Electric storage heating



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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Building Energy Rating (BER): D2 BER No. 100459353
Energy Performance Indicator: 262.04 kWh/m²/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 that all negotiations regarding this property will be conducted through this firm. PRA No. 002141

