

# FOR SALE

AMV: €265,000

File No.d801. BK



## 40 Bloomfield, Clonard, Wexford

- Excellent 3-bedroom end-of-terrace property extending to c. 91 sq.m. / 980 sq.ft.
- Highly accessible location, minutes from both Wexford town centre and the N11 / N25 roads networks.
- No. 40 occupies an extensive corner plot offering fantastic potential to extend subject to planning permission.
- Walking distance to all amenities including both primary and secondary schools.
- Suitable for a wide range of purchasers and ready for immediate occupancy.
- Accommodation briefly comprises: entrance hallway, living room, kitchen / dining room, 3 bedrooms and a shower room.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



## 40 Bloomfield, Clonard, Wexford

No. 40 Bloomfield is a fantastic opportunity to acquire a property in this highly desirable and accessible location. Clonard Road is a link route between Wexford Town and the N11 / N25 road networks. Clonard Road bus stop is directly opposite the entrance into Bloomfield, facilitating ease of access to and from Wexford Town. Bloomfield is within walking distance of all town amenities including both primary and secondary schools, supermarkets, service station, church, pharmacy, etc.

No. 40 is an excellent 3-bedroom end-of-terrace property presented to market in great condition. Internally, the accommodation is bright and free flowing comprising an entrance hallway, living room and kitchen / dining room at ground floor level with a landing area, 3 bedrooms and a shower room on the first floor. Externally, there are 2 off street parking spaces to the front and an enclosed lawn area at the rear. The rear lawn has a westerly aspect benefitting from afternoon / evening sunshine. No. 40 occupies an extensive corner plot within Bloomfield offering purchasers the option to extend S.P.P.

This is a highly lettable location and would make for a perfect investment property, permanent residence or anybody seeking to downsize. Viewing comes highly recommended.





## ACCOMMODATION

### ***Ground Floor***

|                  |                     |   |
|------------------|---------------------|---|
| Entrance Hallway | 5.07m x 1.87m (max) | Timber floor, staircase to first floor, understairs storage press and plumbed for washing machine.  |
| Sitting Room     | 4.49m x 3.26m       | Timber floor, open fireplace with granite hearth. Double doors into kitchen / dining area.  |
| Kitchen          | 3.47m x 2.77m       | Tiled floor, floor and eye level units, stainless steel sink, integrated Bosch dishwasher, integrated Hotpoint oven, Bosch electric hob with extractor, integrated Belling fridge freezer and integrated Sharp microwave. |
| Dining Area      | 3.46m x 2.25m       | Timber floor and French door to rear garden.  |

### ***First Floor***

|                |               |   |
|----------------|---------------|---|
| Landing Area   | 3.57m x 1.26m | Carpet floor.   |
| Hotpress       |               | With dual immersion.  |
| Shower Room    | 2.16m x 1.87m | Fully tiled, w.c., w.h.b., and shower stall with Triton T90z electric shower. |
| Master Bedroom | 3.28m x 3.28m | Carpet floor and built-in wardrobe units.                                     |
| Bedroom 2      | 3.48m x 2.87m | Laminate floor and built-in wardrobe units.                                   |
| Bedroom 3      | 2.73m x 2.29m | Laminate floor.   |

**Total Floor Area: c. 91 sq.m. / c. 980 sq.ft.**



## Features

- Acc. extending to c. 91 sq.m. / 980 sq.ft.
- Occupies extensive plot offering potential to extend S.P.P.
- 3-bed end-of-terrace family home
- Presented in good condition
- Walking distance to all amenities
- Suitable for a wide range of purchasers

## Outside

- Located adjacent to Clonard Road bus stop
- 2 off street parking spaces
- West facing rear aspect
- Proximity to Wexford town & N25 / N11
- Rear decking area

## Services

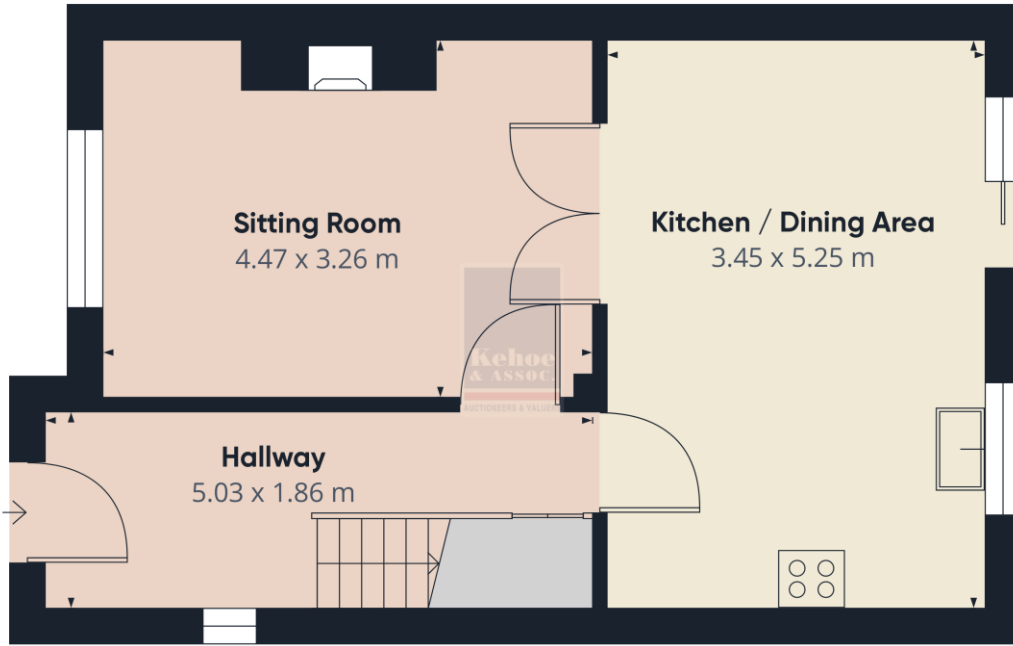
- Mains water
- Mains drainage
- OFCH
- ESB
- Fibre broadband available

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

**DIRECTIONS:** Eircode: Y35 C7D4. 'For Sale' sign







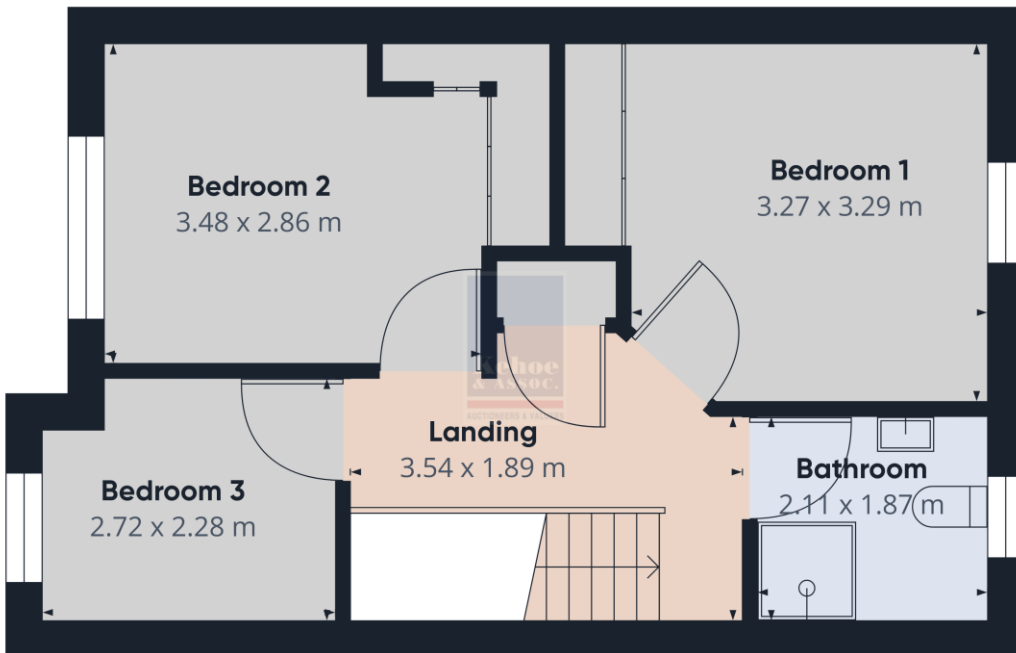
Floor 0

Approximate total area<sup>®</sup>  
41.89 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area<sup>®</sup>  
38.84 m<sup>2</sup>

(1) Excluding balconies and terraces

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**Building Energy Rating (BER): C3 BER No. 117783118**

**Energy Performance Indicator: 216.71 kWh/m<sup>2</sup>/yr**

**VIEWING:**

Strictly by prior appointment with the sole selling agents.

**Selling Agent: Bobby Kehoe**

**Contact No: 085 7111540**

**Email: [bobby@kehoeproperty.com](mailto:bobby@kehoeproperty.com)**



**Kehoe & Assoc.,**

Commercial Quay,

Wexford

053 9144393

[www.kehoeproperty.com](http://www.kehoeproperty.com)

Email: [info@kehoeproperty.com](mailto:info@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. PRA No. 002141