

FOR SALE

AMV: €260,000

File No:d603. BK



3 Dun A Rí, Clongeen, Foulksmills, Co. Wexford

- Excellent 3-bedroom detached family home extending to c. 127 sq. m. / c. 1,367 sq. ft, set on a mature plot with a private large rear lawn and patio area.
- Nestled in a charming development of only 5 properties located in Clongeen Village and only 350m from Clongeen National School and 5km from Wellington Bridge.
- Freshly painted exterior with spacious, light filled accommodation presented to the market in turnkey condition.
- Integral garage with laminate flooring extending to c. 13 sq.m. / 139 sq.ft.
- Accommodation comprises: entrance hallway, open plan kitchen / dining room, sitting room, utility room, shower room and integral garage downstairs, 3 bedrooms (master ensuite) and a family bathroom on the first floor.
- To arrange a suitable viewing time, contact the sole sellingagents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

3 Dun A Rí, Clongeen, Foulksmills, Co. Wexford

Kehoe & Associates are proud to present this wonderful 3-bedroom family home to market. No.3 Dun A Rí is ideally located in Clongeen Village just 5km from Wellington Bridge, 19km from New Ross and 27km from Wexford town. Wellington Bridge boasts fantastic amenities, including a service station, SuperValu, Wallaces' Homevalue Hardware & Garden Centre, chemist, pub, café etc. Clongeen itself has a well-established national school, which is just 350m away, a church and an attractive pub. Clongeen is surrounded by beautiful beaches and walks with JFP Arboretum, Bannow Bay, the Hook Lighthouse, Duncannon beach and Tintern Abbey all just a short drive away.

This well-proportioned 3-bedroom family home comes to the market in excellent condition. There is a tarmac driveway to the front, with ample parking and an enclosed, private garden area to the rear with an al fresco dining area. The garden is accessible through double doors off the dining room. The lawn area is substantial and there is a patio area to enjoy dining al fresco. The sitting room features a solid fuel stove, with a granite hearth and a bay window. French doors lead to the dining room from where the garden is accessed. There is a downstairs utility room, shower room and access to the integral garage which has laminate flooring. Upstairs there are 3 bathrooms including the master ensuite and a family bathroom. Viewing of this property comes highly recommended, contact sole selling agents Kehoe & Assoc. on 053-9144393







ACCOMMODATION

Ground Floor

Entrance Hallway 3.56m x 3.48m

Sitting Room 3.59m x 4.77m

Dining Room 3.73m x 3.60m

Kitchen 3.54m x 3.29m

Rear Hallway 3.73m x 1.07m

Utility Room 1.89m x 1.73m

Shower Room

Garage/Bedroom 4 4.15m x 3.09m

Laminate floor and staircase to first floor.

Laminate floor, solid fuel stove with granite hearth, feature bay window and double doors into:

Laminate floor, tv point, French doors to rear garden/patio area and archway into:

Tiled floor, floor and eye level units, electric oven, hob, extractor, integrated dishwasher, free standing fridge freezer and stainless-steel sink.

Tiled floor, Staire staircase to overhead attic space

Tiled floor, countertop with stainless-steel sink, storage press, washing machine and dryer.

Tiled floor, w.c., w.h.b., Triton Aqua sensation electric shower and overhead Velux window.

Laminate floor and tv point.





First Floor

Landing Area	3.57m x 2.09m	Timber floor and attic access
Hotpress		With dual immersion
Bedroom 3	3.58m x 2.37m	Timber floor, built-in wardrobe and shelving/seating shelf.
Master Bedroom	3.86m x 3.58m	Timber floor, extensive built-in wardrobe units and ensuite.
Ensuite	2.37m x 1.45m (max)	Fully tiled, w.c. w.h.b., shower stall with Triton T90si electric shower with tiled surround and overhead Velux window
Bedroom 2	3.58m x 3.71m	Timber floor and extensive built-in wardrobe units
Family Bathroom	2.48m x 2.15m	Fully tiled, bath, w.c., w.h.b. and shower stall with Triton AS3000XT thermostatic power shower with tiled surround

Total Floor Area: c. 124 sq.m. / c. 1,367 sq.ft





Features

- Presented to the market in excellent condition
- Bright & spacious 3-bedroom family home
- Charming development with only 5 houses
- Freshly painted exterior
- Ideal village location close to all amenities

Outside

- 350m to Clongeen N.S.
- Rear patio area
- Steel shed
- Sunny aspect
- Ample parking
- Large lawn area

Services

- Mains Water
- Mains Drainage
- ESB
- Broadband Available
- OFCH

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

DIRECTIONS: Eircode: Y35 AD61





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

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Building Energy Rating (BER): C2 BER No. 101736288

Energy Performance Indicator: 183.76 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bobby Kehoe

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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