

FOR SALE

OFFERS IN EXCESS OF: €199,000

File No.d779. BK



No. 52 Clonard Village, Wexford

- Turn-key 2-bedroom / 3-bathroom mid-terraced property extending to c. 82 sq.m. / 883 sq.ft.
- Conveniently located within walking distance of all amenities.
- Newly installed condensing boiler and recently refurbished bathrooms.
- Presented to market partly furnished with all kitchen appliances included.
- Suitable for first time buyers, anybody seeking to downsize or investors alike.
- Accommodation briefly comprises; entrance hallway, kitchen / dining room, living room, guest w/c, family bathroom, 2 bedrooms (master ensuite).
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

No. 52 Clonard Village, Wexford

Kehoe and Associates are delighted to present No.52 Clonard Village to market. Clonard Village is a highly accessible and desirable area to reside. Amenities within walking distance of this property include the well-renowned Whitford Hotel and Leisure Centre, retail parks, shops, supermarket, pharmacy, coffee shop, Min Ryan Park and both primary and secondary schools. A local bus stop located just outside Clonard Village allows ease of access to Wexford Town and surrounding areas. No.52 is a stone's throw away from the N25 / N11 ring road. In addition to this, it is approximately 21 minutes' driving distance from Kilmore Quay and approximately 15 minutes' driving distance from Rosslare Strand's 'Blue Flag' beach.

No.52 has been well-maintained and presents itself in turn-key condition. Each bathroom in this property has been recently refurbished with new tiles and sanitary ware. A new condensing boiler has also been installed. The ground floor accommodation comprises an entrance hallway, kitchen / dining room, guest w.c. and a light-filled living room with double doors leading to the rear garden. The first floor comprises 2 large double bedrooms (master ensuite) and a family bathroom which services the second bedroom. Externally, the rear garden has a south facing aspect benefitting from sunshine throughout the day. There is also a newly fitted Adman Steel shed. There is ample communal parking at the front of the property. No.52 is suitable for a wide range of purchasers including first time buyers, anybody seeking to downsize or investors alike.





ACCOMMODATION

Ground Floor

Entrance Hallway	4.83m x 1.94m (max)	Tiled floor and staircase to first floor.
Kitchen/Dining Room	4.04m x 2.85m	Floor and eye level units, electric oven, hob, extractor, dishwasher, washing machine, stainless steel sink and fridge freezer.
Sitting Room	4.92m x 4.06m (max)	With laminate floor, open fireplace with granite hearth and granite surround and double doors to rear garden.
Guest W.C.	1.82m x 0.92m	With tiled floor, w.c. and w.h.b. with tiled splashback.

First Floor

Landing	2.10m x 0.93m	With carpet floor.
Hotpress		With dual immersion.
Bedroom 2	4.91m x 3.28m (max)	With carpet floor and built-in wardrobe unit.
Master Bedroom	3.88m x 3.79m (max)	With carpet floor, built-in wardrobe unit and ensuite.
Ensuite	1.53m x 1.39m	With lino floor, w.c., w.h.b. with tiled splashback and shower stall with Triton T90sr electric shower.
Family Bathroom	2.20m x 1.80m	With lino floor, w.c., w.h.b., bath with mixer taps with tiled surround and skylight.

Total Floor Area: c. 82 sq.m. / c. 882 sq.ft.



Features

- Close to all amenities
- Presented in excellent condition
- Recently refurbished bathrooms
- New condensing boiler installed
- Ready for immediate occupancy

Outside

- Ample communal parking
- New Adman Steel shed
- Enclosed rear garden
- South facing rear aspect

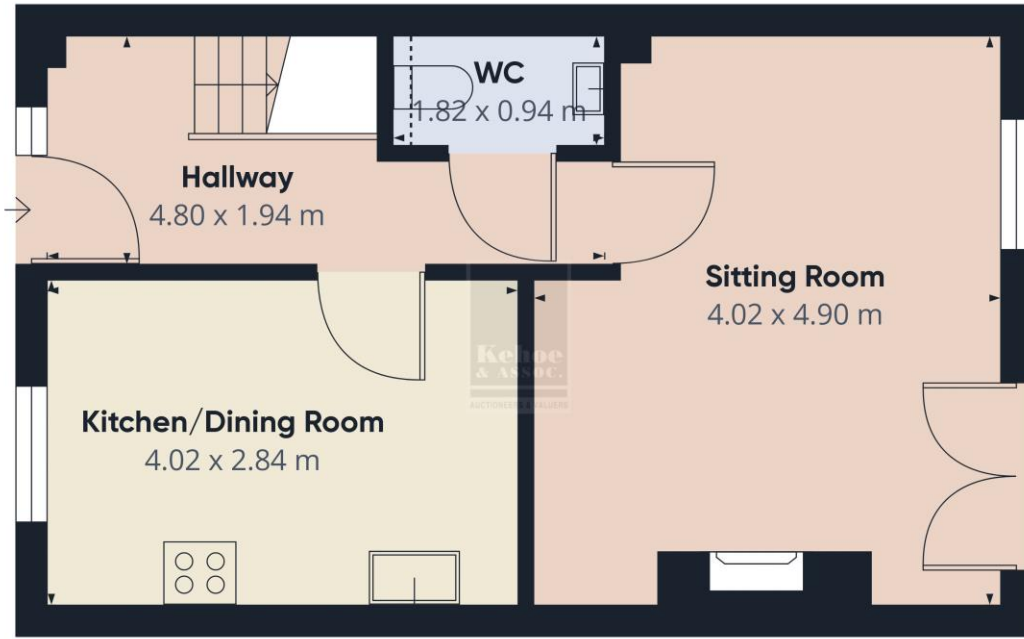
Services

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

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

DIRECTIONS: **Eircode:** Y35 D9N7. 'For Sale' board.





Floor 0

Approximate total area⁽¹⁾
38.36 m²
Reduced headroom
0.13 m²

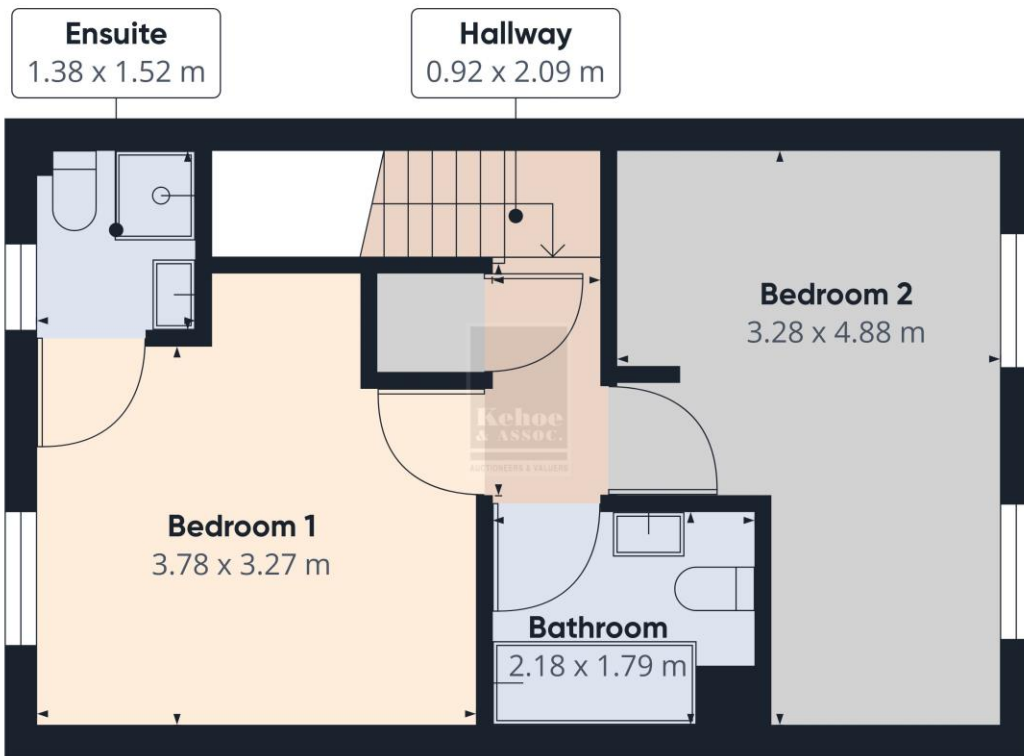
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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.

GIRAFFE360



Floor 1

Approximate total area⁽¹⁾
35.42 m²

(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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Building Energy Rating (BER): C1 BER No. 104420807

Energy Performance Indicator: 161.2 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