

FOR SALE

AMV: €265,000

File No. E130.CWM



81 The Grove, Clonard, Wexford Y35 F6R6

- Semi-detached two-bedroom home within walking distance of Wexford town.
- Built in 1989, it extends to c. 96 sq.m all of which is well-maintained.
- Front driveway and side access to the rear garden, with no grass to manage.
- The accommodation features entrance hallway, sitting room, kitchen/dining room, on the first floor two double bedrooms with slide robes and a family bathroom, on the second floor a spacious storage room and office / study room.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393 or info@kehoeproperty.com



**Kehoe
& ASSOC.**

81 The Grove, Clonard, Wexford Y35 F6R6

Impeccably well-presented two-bedroom semi-detached property offers an exceptional opportunity to own a well-appointed home in a serene and established area of Clonard, Wexford Town. Strategically situated for convenient access to essential amenities—including shops, pharmacies, schools, churches, and public transport—this property is just a 5-minute drive from Wexford Town Centre.

The spacious and well-designed living areas feature a welcoming sitting room and a kitchen/diner that opens to a private rear garden patio - easily maintained and ideal for relaxing gatherings and cozy evenings. The property side access to the garden and offers off-street parking with a front concrete driveway.

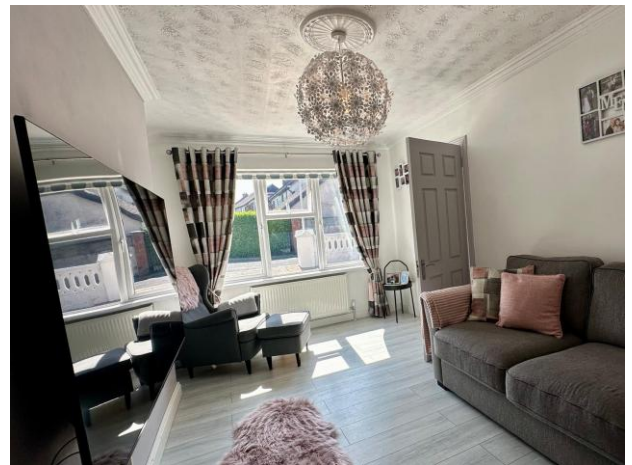
The property BER is a C1 and presents a solid foundation for a family home. This residence is perfect for families seeking a convenient location or those looking to downsize into a manageable, cozy living space in a prime location.

Early viewing of this property comes highly recommended. For further details and appointment to view contact Wexford Auctioneers; Kehoe & Associates on 053 9144393.



ACCOMMODATION

Entrance Hall	4.23m x 1.77m	Timber laminate flooring.
<i>Door leading through to:</i>		
Sitting Room	4.90m x 2.91m	Timber laminate flooring, coving, ceiling rose, large window overlooking front driveway, tv points and electric points, broadband point.
<i>Through to:</i>		
Kitchen/Dining Room	4.82m x 3.70m (max)	Lino flooring, fully fitted kitchen with floor and eye level cabinets, ample worktop space, Zanussi built in four ring hob under extractor fan, Zanussi built in electric oven, space for washing machine, space for fridge freezer, double drainer stainless steel sink and drainer, tiled splashback throughout and a Bosch dishwasher. Extendable door leading to rear garden, enclosed with garden shed.
<i>Under staircase storage pocket, timber carpeted staircase leading to:</i>		

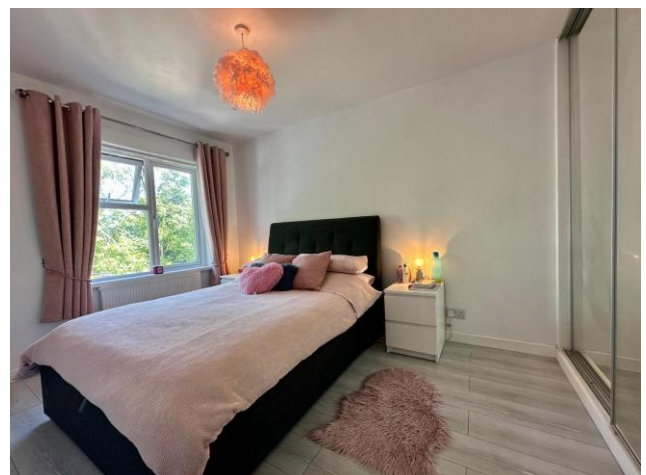
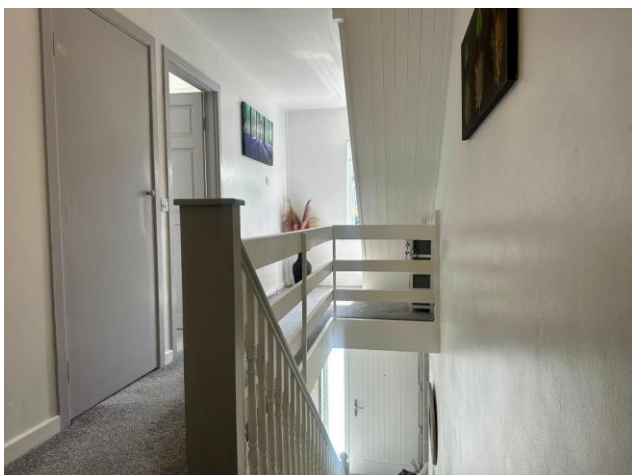




First Floor:

Landing Area	5.68m x 1.86m (max)	Carpeted flooring, hot-press with open shelves and ample storage space.
Bedroom 1	3.58m x 2.86m	Timber laminate flooring, slide robes with mirrors and ample storage space, large window overlooking rear garden, tv points and electric points.
Family Bathroom	2.32m x 1.85m	Tiled flooring, bath with tile wall surround, wall mounted Triton T90sr electric shower, w.h.b. with ample storage space underneath, tiled splashback, mirror overhead, facility for wall light and w.c.
Bedroom 2	3.29m x 2.84m	Timber laminate flooring, large window overlooking front driveway, slide robes with one panel of mirrors.

Timber staircase leading to:





Second Floor :

Landing Area 1.53m x 0.84m

Storage Room 4.20m (max) x 3.13m (max)

Office/Study Room 2.78m x 2.11m

Tongued and grooved flooring.

Tongued and grooved flooring throughout, Velux overhead, hatch to attic space, attic eaves on side wall and built in wardrobes.

Tongued and grooved flooring, hatch to eaves and storage space, Velux window overhead.

Total Floor Area: c. 96 sq.m / 1,103 sq.ft





Features

- Walking distance to town
- Built in 1989
- Semi-detached
- Two bedrooms, one bathroom
- Extending to c. 96 sq. m

Outside

- Off street parking
- Front garden easily maintained
- Enclosed rear garden with side gate & pathway
- Garden shed

Services

- Mains water
- Mains drainage
- OFCH
- 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.

Directions: Eircode: Y35 F6R6





Building Energy Rating (BER): C1 BER No. 112860903
Energy Performance Indicator: 170.37 kWh/m²/yr

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

Sales Agent
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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. PRSA No. 002141