

FOR SALE

AMV: €285,000

File No.E125.CWM



42 Pairc Cluain, Mulgannon, Wexford Y35 T2Y5

- Situated in this most sought-after residential address, adjacent to Wexford Golf Club & close to all town amenities.
- Only a short stroll from Wexford Town Centre and a host of amenities on offer including, shops, restaurants, pubs, National Opera House, hotels and Wexford Arts Centre.
- Built in 2003 the spacious 3 bed semi-detached is presented in exceptional condition throughout and extending to c. 83 sq.m. / c. 904 sq.ft.
- Southeastern facing rear garden in lawn with patio under a pergola & garden shed.
- Acc.: entrance hallway, sitting room, kitchen/dining room. Upstairs three-bedrooms (master en-suite), family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

42 Pairc Cluain, Mulgannon, Co. Wexford Y34 T212

Kehoe & Assoc is delighted to present this superb 3 bedroomed family home. 42 Pairc Cluain is located in a much sought-after mature residential development on an elevated position benefiting Wexford town views stretching out to the Wexford Harbour. The property is located beside Wexford Golf Club on Mulgannon Road. Conveniently positioned just a short stroll from Tesco, schools, shops and all the amenities of Wexford town centre. The property has been well maintained over the years and is presented for sale in superb condition. There is a cobble-lock drive to the front offering off-street parking, side access on a wrap-around footpath and an enclosed south-easterly facing rear garden with patio under a pergola, gardens in lawn with footpath stones to garden shed (electric supply).

This property would make a lovely family home for first time buyers or investors alike. If you are searching for houses for sale in Wexford, within walking distance of schools, numerous clubs/activities, shops, Wexford's Main Street, stunning waterfront and all the town has to offer, this property must be viewed.

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 3.50m x 2.02m

Timber laminate flooring throughout, radiator cover, Siro Broadband point, electric fuse board and space under staircase.

Door to:

Sitting Room 4.06m x 3.48m

Timber laminate flooring throughout, large window overlooking front driveway, feature fireplace with Henley insert stove and cast iron surround and mantelpiece, tv points and electric points and radiator shelf.

From Hallway, door leading to:

Kitchen/Dining Room 5.62m x 3.27m

Timber flooring throughout, dining area with sliding doors leading to rear garden and patio under pergola area, all with a southerly aspect, open shelves. Kitchen area with breakfast bar, fully fitted with floor and eye level cabinets, ample worktop space with tiled splashback throughout, double drainer stainless steel sink with large window overlooking rear garden., Samsung washing machine, Zanussi electric oven, 5 ring gas hob under Whirlpool extractor fan, free standing Miele fridge freezer.

Timber carpeted staircase leading to:



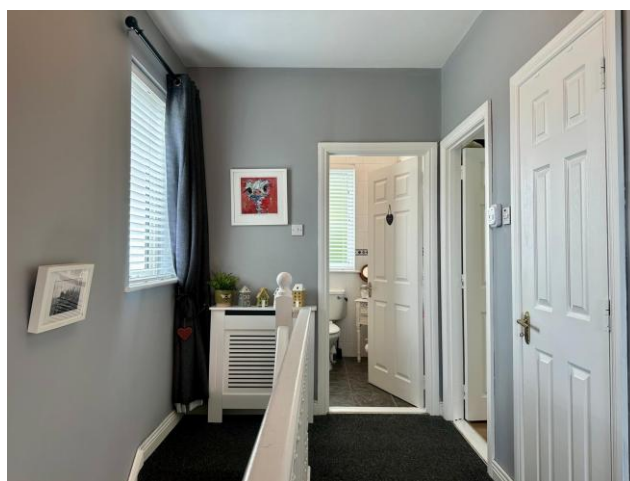


ACCOMMODATION

First Floor

| | | |
|-----------------|---------------|--|
| Landing Area | 3.45m x 1.98m | Carpeted flooring, radiator cover, window overlooking side passageway. Hot-press with open shelves and ample storage space, Stira to attic overhead. |
| Master Bedroom | 3.55m x 2.87m | Timber laminate flooring throughout, large window overlooking rear garden with beautiful tree boundary and water views. |
| <i>Door to:</i> | | |
| En suite | 2.75m x 0.84m | Tiled flooring, enclosed shower, floor to ceiling tile surround, Triton T90si, w.h.b., lighting overhead and w.c. |
| Bedroom 2 | 3.56m x 3.52m | Carpeted flooring, large window overlooking front driveway. |
| Bedroom 3 | 2.49m x 2.10m | Carpeted flooring, elevated open bookcase shelving, window overlooking front driveway. |
| Family Bathroom | 1.97m x 1.70m | Tiled flooring throughout, bath, w.h.b. with cabinet overhead and w.c. |

Total Floor Area: c. 83 sq.m / 904 sq.ft







Features

- Adjacent to Wexford Golf Club
- Mature development in a sought-after location
- Close to all town amenities
- Walking distance of Wexford's Main Street & Quay Front
- Built in 2003
- 3-bedroom, 2-bathroom, semi-detached property
- Extending to c. 83 sq.m. / 904 sq.ft.

Outside

- Southeast garden
- Patio under pergola
- Cobble-lock driveway
- Wexford Harbour & town views
- Enclosed rear garden
- Garden shed with electricity supply

Services

- Mains water
- Mains drainage
- OFCH
- Fibre 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 T2Y5





Building Energy Rating (BER): C3 BER No. 118542208
Energy Performance Indicator: 213.9 kWh/m²/yr

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

Sales Agent
CATRIONA MURPHY
087 2427525
Email: catriona@kehoeproperty.com



Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393
www.kehoeproperty.com
Email: **sales@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. PRSA No. 002141