

FOR SALE

AMV: €179,500

File No. c298.CM



149 Cluain Dara, Clonard, Wexford

- Wonderful 3 bedroom family home extending to c. 139 sq.m. / 1,496 sq.ft.
- Situated on c. 0.26 ha / 0.64 acre site with lawns to the front and rear. South facing rear patio dining space.
- Acc.: entrance hallway, living room, kitchen/dining room/ sun room, utility, 3 bedrooms (two en-suite), family bathroom. Separate steeltech garage.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe
& ASSOC.**

149 Cluain Dara, Clonard

This semi-detached home enjoys a convenient setting close to Wexford town centre. All amenities are close to hand including schools, shops, pubs, pharmacy, etc. This fine family home is presented in excellent order offering bright, spacious and well laid out accommodation. The kitchen comes complete with all electrical appliances including fridge freezer, cooker with double oven, dishwasher, washing machine and microwave. No. 149 Cluain Dara enjoys a corner site with a large enclosed rear garden, laid out in lawn. If you are searching for houses in Wexford, this is an opportunity not to be missed. It is an ideal first time buyers home or indeed investors seeking a property in a highly lettable location. To arrange a suitable viewing time contact Kehoe & Assoc. on 053 9144393



ACCOMMODATION

Entrance Hallway	5.55m x 1.88m	With timber floor covering.
Guest W.C.		With w.c., w.h.b. and tiled floor.
Sitting Room	4.61m x 3.33m	With feature fireplace, cast iron inset and timber surround. Timber floor covering, t.v. point. Double doors leading to:
Kitchen/Dining Room	5.13m x 3.69m	Fitted kitchen, wall and floor units, cooker with double oven, fridge freezer, dishwasher, microwave, washing machine and dryer. Tiled floor and splashback in kitchen area, timber floor covering in dining area. Sliding door to large rear garden.

Timber stairs to first floor

Spacious Landing	3.84m x 2.40m	Hotpress, dual immersion water heater and fitted shelving.
Master Bedroom	3.86m x 2.81m	Timber flooring, bay window, wardrobe closet.
En-suite		W.C., w.h.b., double shower with mains power shower. Tiled floor and shower stall.
Bedroom 2	3.15m x 3.13m	
Bedroom 3	2.70m x 2.41m	
Family Bathroom	2.07m x 1.91m	W.C., w.h.b., bath, Triton power shower above, tiled shower/bath surround.

Total Floor Area: c. 90 sq. m. (c. 969 sq. ft.)



FEATURES

- Property presented in excellent order.
- Walking distance to all amenities.
- Walk-in condition.
- Bright and spacious accommodation.
- Highly lettable location.

OUTSIDE

- Spacious rear garden in lawn.
- Concrete driveway with parking for 2 cars.
- Lawn area to front.
- Close to shops, schools, pharmacy, butchers, etc.

SERVICES

- Mains water.
- Mains drainage.
- ESB.
- Dimplex electric heating.

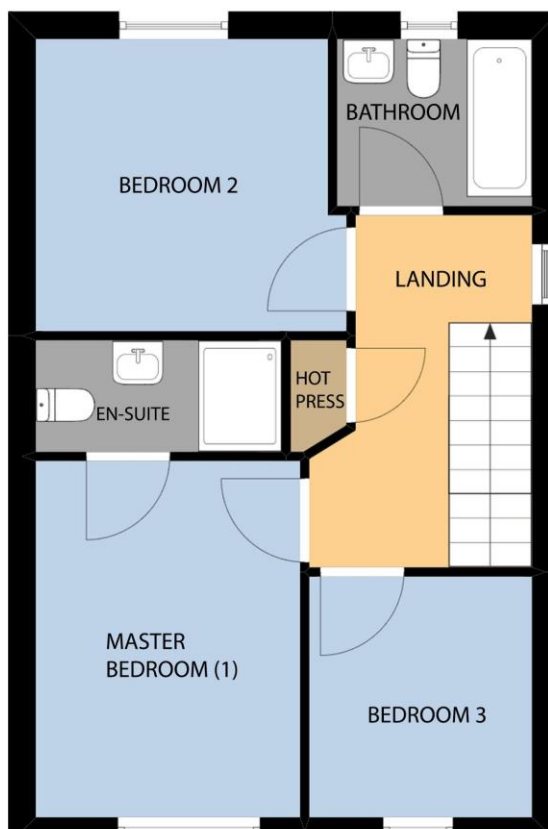
DIRECTIONS: In Wexford town proceed up along the Clonard Road passing Wexford GAA Park on the left. Continue for approximately 1km and the entrance to Cluain Dara is on the right, just opposite the pharmacy and butchers. Proceed into Cluain Dara, keep right, follow the road around, keel left at the next roundabout and the property for sale is up here on the left hand side – No. 149 (For Sale sign) Eircode: Y35 N4F3



GROUND FLOOR



FIRST 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 here have not been tested and no guarantee as to their operability or efficiency can be given.

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Building Energy Rating (BER): D1 BER No. 111832481
Energy Performance Indicator: 243.05 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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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