

FOR SALE

AMV: €130,000

File No. c859.CWM



No. 80 Clonard Village, Clonard, Wexford

- **Spacious 2 bedroomed apartment situated in a corner position overlooking the green area with lovely views over the surrounding countryside.**
- **Large balcony/terrace opening off the living room offering a lovely outdoor space with south-westerly aspect and panoramic views.**
- **Clonard Village is conveniently located within walking distance of all schools, shops, Churches and Wexford Town amenities.**
- **Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393**

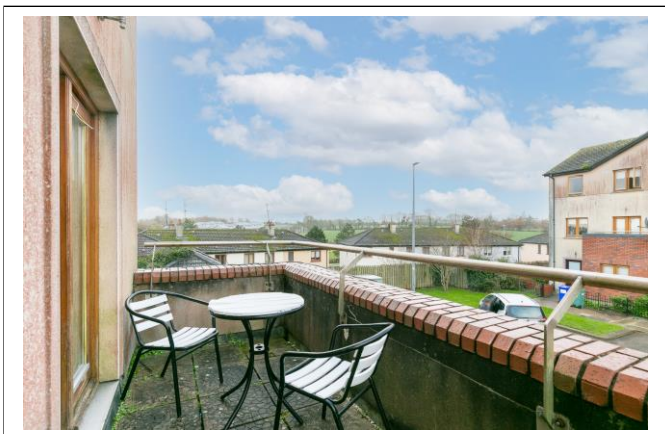


**Kehoe
& ASSOC.**

80 Clonard Village, Clonard, Wexford

Spacious 2 bedroomed apartment with own door access situated in a corner position overlooking the green area with lovely views over the surrounding countryside. Clonard Village is conveniently located within walking distance of all schools, shops, Churches and Wexford Town amenities. The property is presented in excellent condition throughout and is offered for sale fully furnished. The accommodation extends to c. 72 sq.m. and is well laid out over one floor with a spacious open plan kitchen/dining/living room and 2 bedrooms. There is a large balcony/terrace opening off the living room offering a lovely outdoor space with panoramic views due to its corner position and south-westerly aspect. Ample parking to the front. This property is an ideal starter home, weekend retreat or investment property.

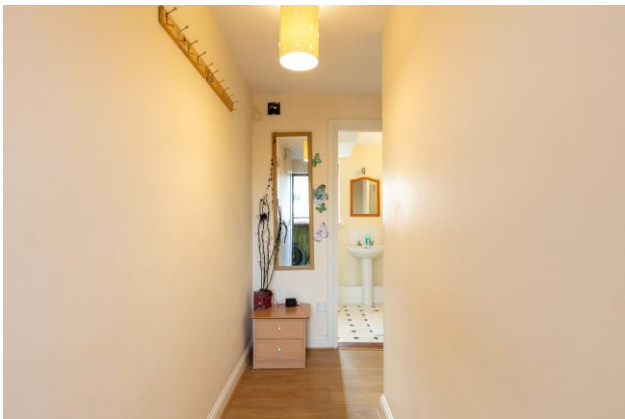
For viewing arrangements contact Wexford Auctioneers Kehoe & Assoc. on 053-9144393.



ACCOMMODATION

Entrance Hallway	4.20m x 1.00m	Timber laminate flooring
Bedroom 1	3.70m x 2.80m	Carpet flooring, built-in wardrobes.
Accommodation Hallway	6.20m x 1.00,	Timber laminate flooring.
Hotpress		With large cylinder tank and ample storage.
Bedroom 2	2.88m x 2.26m	Carpet flooring, built-in wardrobes.
Open Plan Living/ Dining Area	5.82m x 4.48m	Laminate flooring. Electric fire with black marble insert and timber surround. Dual aspect corner windows overlooking the green.
Kitchen	4.00m x 1.73m	Laminate flooring, floor and eye level units with worktop space, stainless steel sink unit with tiled splashback. Beko dishwasher, Hotpoint washing machine, Powerpoint dual electric oven and electric hob – extractor fan overhead.
Balcony	6.00m x 1.44m	Access from the living/dining area by French patio doors. Panoramic views.
Family Bathroom	2.39m x 1.74m	Laminate flooring, bath with Mira power shower overhead. W.C., w.h.b with overhead mirror. Storage press.

Total Floor Area: c. 72 sq.m / c. 775 sq.ft





FEATURES

- Own door access.
- Presented in excellent condition.
- Fully furnished.
- Spacious accommodation.

OUTSIDE

- Ample car parking.
- Spacious balcony/terrace.
- Well maintained green space

SERVICES

- Mains water.
- Mains drainage.
- Mains electricity.
- Electric storage heating

PLEASE NOTE: Management Fees for 2021 are €725

DIRECTIONS: Eircode: Y35 HN56

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 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): E2 BER No. 106075559
Energy Performance Indicator: 347.13 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



