

# FOR SALE

AMV: €175,000

File No. c991.CWM



## No. 48 Clonard Village, Clonard, Wexford

- Comfortable 2 bedroom, 3 bathroom home extending to c. 84 sq.m. / 904 sq.ft.
- Conveniently located within walking distance to a host of amenities
- Enclosed rear garden, ideal for outdoor dining.
- Accommodation briefly comprises; Entrance hallway, kitchen/diner, living room, 2 bedrooms (master en-suite), guest w.c., family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393 or email sales @ kehoeproperty.com



**Kehoe  
& ASSOC.**

## No. 48 Clonard Village, Clonard, Wexford

**GENERAL DESCRIPTION:** Kehoe & Associates are delighted to present this cosy 2 bedroom mid terrace home to the market. No. 48 Clonard Village is ideally located on the outskirts of Wexford Town with an array of amenities on its doorstep including excellent primary and secondary schools and the fantastic Forthside Bar & Bistro. Wexford Retail Park and Whitemill Industrial Estate are both only a short walk away where you can find cafes, supermarkets, shops, public transport and all your local needs. Wexford's Main Street is 5 minutes' driving distance away while the N25 ring road is a stone's throw away.

The property itself is presented in good condition throughout and extends to c. 84 sq. m / 904 sq. ft. The accommodation is light filled with two spacious double bedrooms including master en-suite and a family bathroom on the first floor. Ground level features a kitchen/diner, guest w.c. and a sizeable living room boasting an open fireplace while it also has the added benefit of an enclosed rear garden accessible through French doors providing amply light throughout the day. Communal car parking is available making this an ideal starter home or investment property with a high rental demand in the area.



## **ACCOMMODATION**

|                     |                        |   |
|---------------------|------------------------|---|
| Entrance Hallway    | 4.82m x 1.96m          | With laminate flooring and staircase to second floor  |
| Sitting Room        | 4.92m x 4.08m<br>(max) | With laminate flooring, French door to south facing rear garden, open fireplace                       |
| Kitchen/Dining Room | 4.03m x 2.85m          | With tiled flooring, stainless steel sink, electric oven, hob, extractor, plumbed for washing machine |
| Guest W.C.          | 1.92m x 0.95m          | With tiled flooring, w.c., w.h.b.   |
| <b>First Floor</b>  |                        |   |
| Master Bedroom      | 3.89m x 3.81m<br>(max) | With carpet flooring  |
| Ensuite             | 1.54m x 1.40m          | With lino flooring, w.c., w.h.b., Triton T90SI electric shower with tile surround                     |
| Family Bathroom     | 2.20m x 1.80m          | With lino flooring, bathtub, w.c., w.h.b., Velux window skylight                                      |
| Hotpress            |                        | With dual immersion   |
| Bedroom 2           | 4.93m x 3.48m          | With carpet flooring  |

**Total Floor Area: c. 84 sq.m. (c. 904 sq.ft.)**



## **Features**

- Close to a host of amenities
- Walking distance to bus stop, schools, shops & Supermarkets
- Proximity to N25 & M11
- Bright & spacious accommodation
- Presented in excellent condition

## **Outside**

- Sample parking
- Enclosed rear garden
- Barna shed
- Garden in lawn.

## **Services**

- Mains water
- Mains drainage
- Mains electricity
- OFCH
- Fibre Optic Broadband available.

**Service Charge:** Service charge for 2021 was €150

**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:** Enter into Clonard Village at the Whitford House Hotel Entrance. Take the third left turn and an immediate right turn. No. 48 is on the right-hand side. (For Sale Board). **Eircode Y35 A4E3**



**Building Energy Rating (BER): C2    BER No. 105942569**  
**Energy Performance Indicator: 177.91 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**  
**CATRIONA MURPHY**  
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