

# FOR SALE

AMV: €360,000

File No. c957.LM



## 3 Ard na Dara, Clonard, Wexford

- Large 4 bedroom detached family home extending to c. 174 sq. m. / c. 1,873 sq. ft.
- Private development located on the outskirts of Wexford Town surrounded by a host of amenities and close to both the N25 and N11.
- Spacious, light-filled accommodation presented in exceptional condition.
- Cobblelock driveway with double parking to the front and an al- fresco dining area adjacent to the sunroom to the rear.
- Acc. briefly comprises; entrance hallway, open plan kitchen/ dining room, sunroom, sitting room, 4 spacious bedrooms (master ensuite & walk-in wardrobe), bathroom & guest wc.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393

## 3 Ard na Dara, Clonard, Wexford

**GENERAL DESCRIPTION:** This excellent 4 bedroom detached family home comes to the market very well presented. 3 Ard na Dara is surrounded by an array of amenities and only a 5 minute drive to Wexford Town centre. This location is within walking distance of primary and secondary schools, supermarkets, shop, pharmacy, hair salon, beauty salon, launderette, and Whitemill Industrial Estate. Ard na Dara is a small, private, 18 home development ideally located just off Clonard Road with both the N25 and N11 just minutes away. The property is presented in very good condition throughout. There is a cobble lock driveway to the front with parking for two vehicles and an enclosed, private garden area to the rear with side access from the front. The garden is part paved which is accessible through double doors off the sunroom, perfect for dining alfresco. The rest is laid out in lawn with a barna shed and minimal maintenance required.

Downstairs the accommodation is bright, spacious, and free flowing. French doors lead from the brilliantly designed open plan kitchen/dining area into both the sunroom and sitting room. The large south facing bay window in the sitting room floods this entire area with light. The sitting room also features an open fireplace with timber surround and granite hearth while the kitchen boasts an island with extra storage, counterspace and built-in wine rack. There is one large double bedroom downstairs with three further bedrooms upstairs including the master bedroom which features an ensuite, walk-in wardrobe and south facing window. This property would be ideally suited to a growing family.

If you are looking for a spacious detached property in close proximity to schools, supermarkets etc, this is an opportunity not to be missed. To arrange a suitable viewing contact Wexford Auctioneers, Kehoe & Assoc. on 053 9144393.





## **ACCOMMODATION**

Entrance Hallway	4.90m x 2.17m	Tiled floor, staircase to first floor.
Kitchen/Dining Room	6.77m x 4.71m	Tiled floor, floor & eye level units, stainless steel sink unit, electric oven, hob and extractor fan overhead. Free-standing island unit with integrated storage and wine rack. French doors to sun room.
Utility Room	3.89m (max) x 3.14m (max)	Tiled floor, plumbed for washing machine. Door to rear garden.
Guest W.C.	1.89m x 1.62m	Tiled floor, w.c. and w.h.b.
Sitting Room	5.07m x 4.47m	Carpet flooring, south facing bay window, open fireplace. French doors to kitchen/dining area.
Sun Room	3.38m x 3.34m	Tiled floor, double doors to paved patio area.
Bedroom 2	4.78m x 3.14m	Laminate flooring and south facing window

### **Timber staircase to first floor**

Spacious Landing		With attic access.
Master Bedroom	3.88m (max) x 3.71m (max)	Carpet flooring.
En-suite	2.64m x 1.12m	Tiled floor, w.c., w.h.b., shower stall with Triton T90si electric shower.
Walk-in Wardrobe	3.09m x 2.76m	Carpet flooring.
Bedroom 3	3.80m x 2.90m	Carpet flooring.
Bedroom 4	3.07m x 2.86m	Carpet flooring.
Family Bathroom	2.65m x 2.05m	Tiled flooring, w.c., w.h.b., bath with tiled surround & electric shower above.
Hotpress		With dual immersion water heater

**Total Floor Area: c. 174 sq.m. / 1,873 sq.ft.**





## Features

- Presented to the market in excellent condition.
- Bright and spacious 4 bedroom detached family home.
- A host of amenities on your doorstep.
- Proximity to both the N25 & N11

## Outside

- Cobblelock driveway
- Side access at both sides
- Paved al-fresco dining area
- Off-street parking for 2 cars
- Barna shed.
- Lawn area to the front

## Services

- Mains Water
- Mains Drainage
- ESB
- OFCH
- Eir Gigabit Fibre
- Broadband available.



**VIEWING:** Property must be viewed to be fully appreciated. Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393

**DIRECTIONS:** From Wexford Town, proceed up Summerhill. Continue straight through the roundabout passing Wexford Park and Clonard Church on your left-hand side. Proceed straight through the next two small roundabouts and continue for approximately 1.5km and Ard na Dara will be on your right-hand side. No.3 is the third property on the right hand side. For Sale Sign. **Eircode Y35 Y6N7**

**Building Energy Rating (BER): C1**  
**BER No. 114798523**  
**Energy Performance Indicator: 164.28 kWh/m<sup>2</sup>/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