

FOR SALE

AMV: €295,000

File No. c832.CWM



Bayview, Clonard Road, Wexford

Period house on c. 0.46 acres

- Bayview is a stone built period house dating from the early 19th century, probably once connected with the estate of Clonard House.
- Over the years the property was modernised and is now in need of some refurbishment.
- It is an exceptional private site extending to c. 0.46 acres, in this quiet cul-de-sac, in the centre of Clonard – on the outskirts of Wexford town
- With large rear garden, ideal for family use.
- Viewing strictly by prior appointment with the sole selling agents only.



**Kehoe
& ASSOC.**

Bayview, Clonard Road, Wexford

Set on a mature site extending to c. 0.46 acres, Bayview is quietly tucked away just off the Clonard Road, on the outskirts of Wexford Town. The property is in need of some refurbishment and stands under a slated roof, with mostly PVC double glazed windows, oil fired central heating, lovely private well-maintained gardens. Bayview offers extensive accommodation, laid out over two floors, extending to c. 251.13 sq.m. / 2,703 sq.ft. It is perfectly positioned and would be an ideal family home.

The property has the benefit of mains water, septic tank drainage and ESB.

All in all, it is an excellent opportunity to acquire this fine period detached home.

To arrange a suitable viewing time, contact the sole selling agents, Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.



ACCOMMODATION

Entrance Porch 2.55m x 2.50m
Entrance Hallway 1.80m x 4.61m
Reception Room 1 5.13m x 4.79m

With marble fireplace and solid fuel burning stove. Solid timber floor, ceiling coving and centre piece.

Sliding door leading to patio area outside.

With marble fireplace, archway to:

Bedroom 5 4.73m x 2.80m
Reception Room 2 4.62m x 3.90m
Sun Room 5.65m x 3.21m
Kitchen/Dining Room 5.21m x 3.72m

With fitted kitchen, wall and floor units, some integrated appliances, tiled floor and splashback.

Utility Room 5.50m (approx) x 2.24m

Rear Hallway 3.11m x 0.85m

Store Room 1 2.83m x 3.22m

Store Room 2 3.68m x 1.57m

Stairs to first floor

Landing Area 4.72m x 1.81m

Bedroom 1 5.12m x 4.85m

Marble fireplace with tiled inset, extensive fitted wardrobes, ceiling coving.

With fitted wardrobes and cast iron fireplace.

Bedroom 2 4.66m x 3.52m

Rear Hallway 5.36m x 1.45m

Bedroom 3 5.14m x 3.67m

With fitted wardrobes.

Bedroom 4 3.73m x 3.62m

Shower Room 3.47m x 1.39m (approx.)

W.C., w.h.b., shower stall with Triton power shower.

Family Bathroom 2.68m x 2.41m

With w.c., w.h.b. and bath.

Approximate Floor Area: c. 251.13 sq.m. / 2,703 sq.ft.





Features

- Fine period home.
- Detached, set on c. 0.46 acres.
- Close to all amenities.
- Ideal opportunity.

Outside

- Detached fuel house with loft over, under slated roof.
- Mature private setting

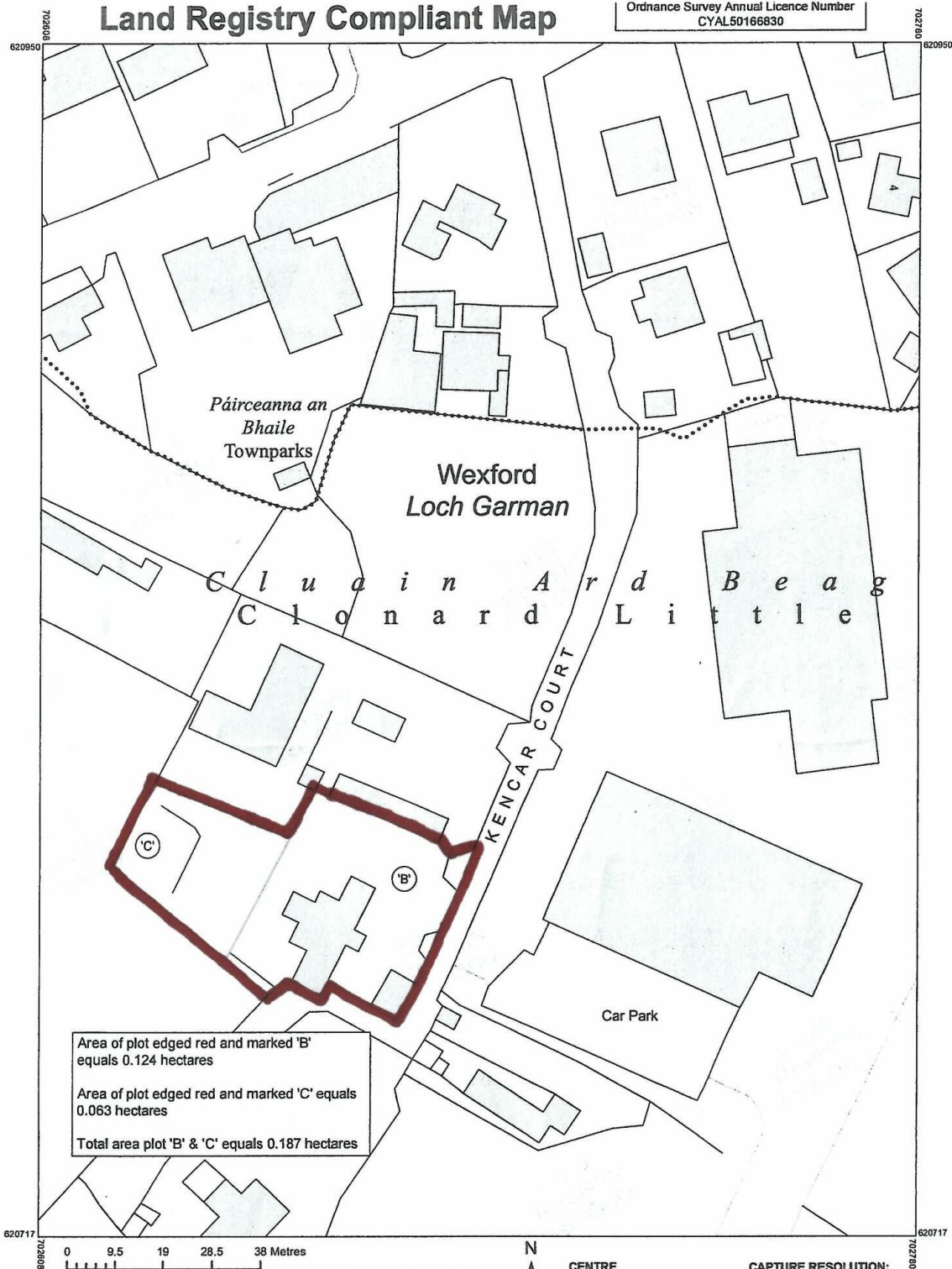
Services

- Mains electricity.
- Mains water.
- Septic tank.
- OFCH
- PVC double glazing (mostly)

DIRECTIONS: In Wexford town proceed up Summerhill passing Wexford GAA Park on the left hand side. Continue straight ahead through the two small roundabouts just after Clonard Church. Continue for approximately 500m and turn left signposted for Ashgrove Fitted Kitchens. Proceed down here and the property for sale, Bayview is approximately 250m down here on the right hand side. Eircode: Y35 AWX7

Land Registry Compliant Map

Ordnance Survey Annual Licence Number
CYAL5D166830



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**CENTRE
COORDINATES:**
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Chartered Surveyor
Bargy Commons
Murrinstown
Wexford

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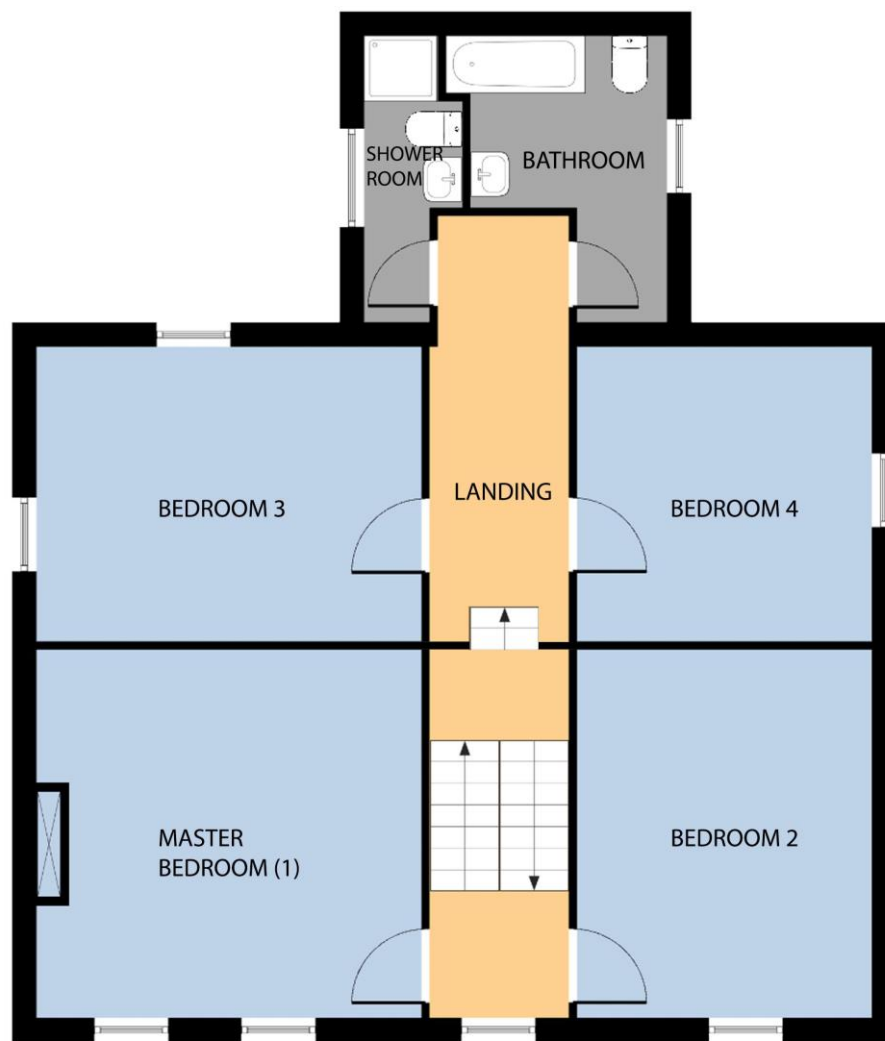
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GROUND FLOOR



FIRST FLOOR



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Building Energy Rating (BER): D2 BER No. 113461875

Energy Performance Indicator: 284.21kWh/m²/yr

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

Sales Agent

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