

# FOR SALE

AMV: €175,000 (Fully Furnished)

File No. d152.CWM



## No. 18 The Green, Clonard Village, Clonard, Wexford

- Large 2 bedroom (fully furnished) property located in Clonard Village
- Conveniently located close to the Wexford's Ring Road, Min Ryan Park, local retail park and the town centre.
- Within easy walking distance of primary & secondary schools.
- Enclosed south westerly facing garden to the rear.
- Acc.: entrance hallway, living/kitchen/dining room, guest w.c., 2 bedrooms (master en-suite), family bathroom and hotpress.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe  
& ASSOC.**

## No. 18 The Green, Clonard Village, Clonard,

**GENERAL DESCRIPTION:** Two-bedroom house in Clonard Village, the most conveniently located area just off the Wexford Ring Road and all primary routes. Within walking distance of all schools, shops, retail park, hairdressers, gym, coffee shops, Churches and Wexford Town amenities. The property is bright and spacious, presented in excellent condition throughout and is offered for sale fully furnished. The accommodation extends to c. 83 sq.m. and is well laid out over two floors with a spacious open plan kitchen/dining/living room at ground floor level and 2 generously proportioned bedrooms upstairs.

This attractive home has easy ramp access to the front (no steps) and spacious free flowing accommodation on the ground floor. It occupies a spacious sunny site with communal parking outside your door. There is a large, south westerly enclosed garden to the rear.

This property is an ideal starter home, downsizers, weekend retreat, for those seeking a spacious low maintenance home in Wexford town. It would also be attractive to investors as the area has high rental demand.

A must view property not to be missed, book your appointment today by contacting Wexford Auctioneers Kehoe & Associates 053-9144393.





## **ACCOMMODATION**

Entrance Hallway 4.29m x 2.07m  
W.C. 2.01m x 0.99m  
Sitting Room 4.89m x 4.07m

Solid timber flooring.

Tiled flooring, w.c., w.h.b. with tiled splashback.

Solid timber flooring, open fireplace with polished black granite tiling and timber surround. French doors leading out to south-westerly facing garden.

Kitchen/Dining Room 4.08m x 2.74m

With tiled flooring, built-in floor & eye level cabinets, tiled splashback, counter space, single drainer stainless steel sink. Plumbed for washing machine, Indesit integrated dishwasher, Indesit integrated double oven & 4-ring hob with extractor overhead. Normende fridge-freezer.

### **Carpeted timber staircase to first floor**

Landing 3.00m x 1.70m

Carpet flooring, attic access. Hotpress with dual fuel immersion and shelving.

Master Bedroom 3.66m x 3.34m

Solid timber flooring, built-in wardrobes.

En-suite 1.47m x 1.45m

Timber flooring, enclosed tiled shower stall with Triton T9x electric shower, w.c., w.h.b. with tiled splashback, mirror & light overhead. with tile surround

Bedroom 2 4.90m (max) x 2.71m

Timber flooring, two windows overlooking south-westerly facing gardens, built-in wardrobes.

Family Bathroom 2.38m x 1.80m

Tiled flooring. Bath with tiled surround walls. W.C., w.h.b. with tiled splashback, mirror and lighting overhead. .

**Total Floor Area: c. 80 sq.m. (c. 861 sq.ft.)**



### OUTSIDE

- South westerly aspect garden with sun from lunchtime through to late evening.
- Garden in lawn
- Communal car parking.
- Well maintained green space in the development

### FEATURES

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

### SERVICES

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

**Please Note:** All carpets, curtains, blinds, light fittings, electrical appliances, and furniture are included in the sale. Service Charge in 2022 is c. €150 per annum.

**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:** No 18 The Green Clonard Village is accessed from both the entrance close to Woodies on the Clonard Rd and the entrance close to Whitford House Entrance on the R733. From the Whitford Road about turn left into the estate and proceed straight to the upper T junction and take a right. Take the next left and then the next right, the property for sale is on your left hand side. For Sale Sign.

**Eircode Y35 RF8C**

**Building Energy Rating (BER): C3 BER No. 115159121**

**Energy Performance Indicator: 208.9 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**

**CATRIONA MURPHY**

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**Kehoe & Assoc.,**

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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