

# FOR SALE

AMV: €199,000

File No. E454.CWM



## 122 The Green, Clonard Village, Wexford Y35 YR94

- Superbly maintained by one owner since construction, built in 2007.
- An own-door ground third floor two-bedroom apartment in the highly sought-after residential development of Clonard Village.
- Extending to approximately 82 sq.m. / 882sq.ft., boasting a contemporary open-plan layout designed for modern living with two bedrooms and two bathrooms.
- Private, top floor balcony with beautiful town & harbour views. This is tiled & drained area and ample storage & versatile outdoor space.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe  
& ASSOC.**

## 122 The Green, Clonard Village, Wexford Y35 YR94

122 The Green, Clonard Village, Wexford, Y35 YR94, is an exceptionally well-presented two-bedroom, two-bathroom apartment, ideally positioned within this highly regarded and convenient residential development. Constructed in 2007 and extending to approximately 82 sq.m. (882 sq.ft.), this property has been pristinely maintained and in outstanding condition, ready for immediate occupation.

Situated in the heart of Clonard Village, the apartment has been thoughtfully upgraded throughout, boasting a high-spec finish that includes new electric Bosch oven and induction hob, new dishwasher and combi washing / dryer machine. The interior is bright and contemporary in design, with a spacious living room featuring quality timber laminate flooring and French patio doors that open seamlessly onto a private, balcony overlooking Wexford town & harbour —perfectly suited for outdoor dining and relaxation.

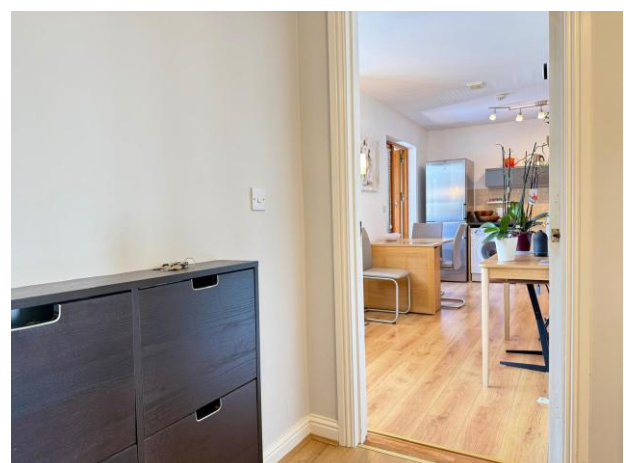


The living area flows effortlessly into a fully modernised kitchen and dining space. A central hallway, complete with hot press with upgraded water cylinder, leads to two generously proportioned bedrooms, each benefiting from bespoke built-in wardrobes. The master bedroom has the benefit of an ensuite. The family bathroom has also been upgraded and now features a contemporary suite with built in storage.

Externally, the property enjoys the added benefit of a parking space and separate bike storage shed.

Ideally located within walking distance of local retail parks, leisure facilities including gyms, and the Wexford Town bus link, this property offers an excellent balance of modern living and urban convenience, making it an ideal choice for first-time buyers, downsizers, or investors alike.

It is highly recommended, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.



## ACCOMMODATION

Entrance Hallway	1.28m x 0.97m	Own door entrance. Tiled floors with timber laminate staircase leading to top floor apartment.
Landing Area	4.21m x 2.10m	Timber laminate flooring throughout, electric storage heater.
Hot-press <i>Door leading through to:</i>		Open shelves, upgraded water tank.
Open Plan Kitchen/Dining Room	7.70m x 4.56m	Timber laminate flooring throughout, dual aspect with large windows overlooking street side and balcony area. Living Area hosts a storage heading with ample space for comfortable lounge and t.v.
<i>Open Area leads through to:</i> Kitchen	3.34m x 2.09m	Timber laminate flooring throughout, fully fitted kitchen with floor and eye level cabinetry, ample worktop space with tile splashback and stainless-steel sink and drainer, newly installed Bosch electric oven with newly installed Bosch induction hob under extractor fan, newly installed Bosch dishwasher, recently installed Elextrolux dual care washing machine and dryer. Free standing Siemens fridge freezer.
Pantry Storage Area <i>French doors leading out to:</i>	1.11m x 0.75m	Open shelves.





## **ACCOMMODATION**

Balcony Area	3.36m x 2.15m	Tiled flooring and run off water drain, stainless steel balcony arms overlooking street side, town and water views.
<i>From entrance central corridor, leading to bedroom quarters:</i>		
L- Shaped Corridor	1.87m x 1.06m	Timber laminate flooring.
Master Bedroom	4.48m x 3.05m	Timber laminate flooring throughout, electric storage heating, window overlooking common parking areas, double bay built in wardrobes and door leading through to.
Ensuite	1.85m x 1.77m	Tiled flooring, enclosed pressure pump shower with tiles floor to ceiling, w.h.b with built in cabinet, tile surround and mirror and lighting overhead, Creda electric wall heater.
Bedroom 2	3.51m x 3.25m	Timber laminate flooring, built in wardrobes, electric heater and window overlooking common parking area.
Family Bathroom	2.36m x 1.72m	Tiled flooring, bath with wall mounted chrome shower head, tiled surround, w.h.b with built in cabinetry and tile surround with mirror and lighting overhead, separate wall mounted cabinetry closet. Wall mounted electric heater.

**Total Floor Area: c. 82 sq.m / 882 sq.ft.**





## Features

- Own door, third floor apartment
- Fully refurbished in pristine condition
- Extending to c. 82 sqm
- Two bedrooms, two bathrooms
- Built in 2007

## Outside

- Private balcony overlooking Wexford Town & Harbour water views
- Common area parking space
- Common bike shed access
- Common bins access

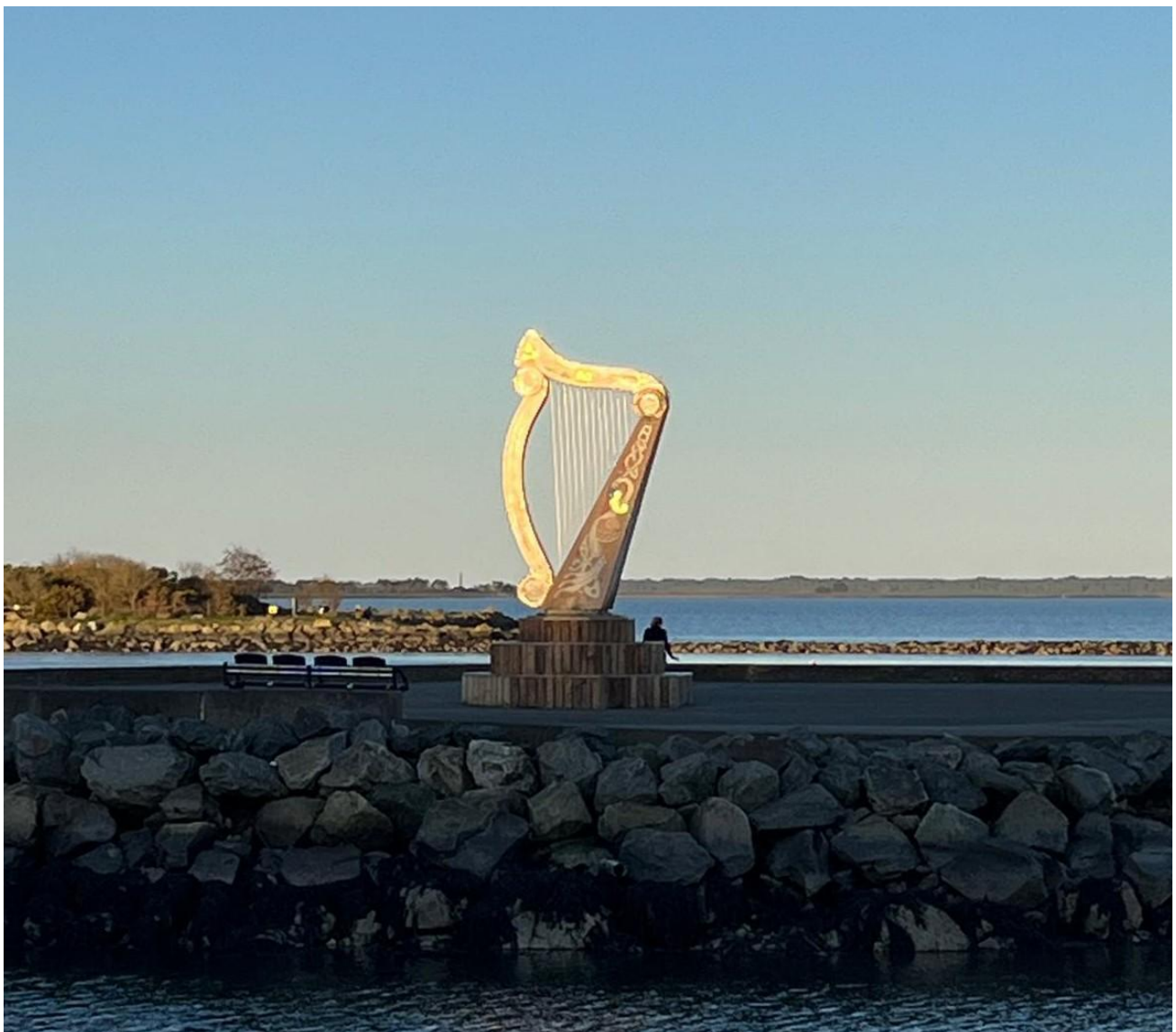
## Services

- Mains water
- Mains drainage
- Electric heating
- Fibre broadband

**Please Note:** The management fee in 2026 was €1,288 p.a.

**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: Eircode: Y35 YR94**



**Building Energy Rating (BER): C2 BER No. 100726967**  
**Energy Performance Indicator: 183.8 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