

FOR SALE

AMV: €299,000 Fully Furnished

File No.E326.CWM



106 Clonard Village, Wexford Y35 R5H2

*Spacious 3-Bedroom Semi-Detached Home
in Prime Town Location*

- Built in 2005 a spacious 3-bedroom semi-detached home in a prime, central Wexford location.
- Bright interiors with a large south-facing rear garden and patio, not overlooked by the rear properties.
- Master en-suite with walk-in wardrobe, plus two additional bedrooms with built-in storage.
- Ready for immediate occupancy and ideal for first-time buyers or investors.
- Early viewing is strongly advised. For further information or to arrange a viewing, please contact: Kehoe & Associates, Wexford Auctioneers ☎ 053 9144393



**Kehoe
& ASSOC.**

106 Clonard Village, Wexford Y35 R5H2

Welcome to '106 Clonard Village', a superb semi-detached residence extending to c. 118 sq. m. and located in one of Wexford's most sought-after and convenient residential areas. Perfectly positioned in the heart of Clonard, this home is just steps away from The Village Centre and within easy walking distance of a host of amenities including Aldi, Costa, Mr Price, Petmania, and the bustling retail and business parks nearby. The Whitford House Hotel & Leisure Club is just a short stroll away, while regular bus routes give quick and easy access into Wexford town.

This well-designed home offers bright, spacious accommodation ideal for families, first-time buyers, or investors seeking a quality property in an exceptional location.



Accommodation

Ground Floor:

- Welcoming entrance hall
- Spacious sitting room with open fireplace and French doors to the rear garden
- Bright kitchen/dining room, also with French doors opening to the garden
- Guest WC

First Floor:

- Master bedroom with en-suite shower room and walk-in wardrobe
- Two additional bedrooms with built-in wardrobes
- Family bathroom

Outdoor Space

A standout feature of this home is its directly south-facing rear garden—generous in size, private, and not overlooked. The large patio area is perfect for outdoor dining, relaxing, or children's play.



An Excellent Opportunity

‘106 Clonard Village’ is a property in a thriving and convenient location. Its proximity to essential amenities, schools, leisure facilities, and transport links makes it an exceptional choice for a wide variety of buyers. Early viewing is strongly advised.

Don’t miss the chance to make this impressive home your own.

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ACCOMMODATION

Entrance Hall 6.91m x 2.42m

Door leading through to:

Sitting Room 5.92m x 3.44m

From central hallway doors leading to:

Kitchen/Dining Area 3.02m x 5.92m

Guest Bathroom 1.67m x 1.37m

Timber carpeted staircase leading to:

Sold timber floors throughout.

Solid timber floors, dual aspect with window overlooking front garden and French doors leading out to south facing rear gardens.

Tiled flooring throughout, dual aspect with window overlooking front garden and French doors leading to rear south facing garden with patio. Fully fitted kitchen with Floor and eye level cabinets throughout with ample worktop space, stainless steel sink and drainer with tiled splashback, double Belling electric oven with electric hob and extractor fan overhead, integrated fridge freezer, integrated dishwasher, Indesit washing machine, hatch door storage under staircase.

Tiled flooring, w.h.b with mirror overhead and w.c.







ACCOMMODATION

First Floor

Landing Area	3.44m x 1.97m	Large privacy window offering ample south facing light. Carpeted flooring throughout. Hot-press with open shelves and insulated water tank, hatch to attic.
Master Bedroom	4.27m x 3.48m	Timber laminate flooring throughout and large window overlooking front gardens.
Walk-in Wardrobe	1.54m x 1.52m	Carpeted flooring. Open shelves and rails.
En suite	1.82m x 1.52m	Tiled flooring, floor to ceiling tile surround, Triton T90sr enclosed electric shower, w.h.b with mirror and lighting overhead and w.c.
Bedroom 2	3.85m x 3.06m	Timber laminate flooring, built in wardrobes, window overlooking front gardens.
Bedroom 3	3.66m x 2.42m	Timber laminate flooring, built in wardrobes, window overlooking front gardens.
Family Bathroom	1.93m x 1.75m	Tiled flooring, floor to ceiling tile surround, bath, w.h.b with mirror and lighting overhead and w.c.

Total Floor Area: c. 118 sq.m / 1,270 sq.ft





Features

- Built in 2005
- Three bedrooms, three bathrooms
- Extending to c. 118 sq.m.
- Fully furnished

Outside

- Directly south facing garden
- Private with no overlooked property to the rear
- Side entrance with footpath
- Parking to the front

Services

- Mains water
- Mains drainage
- OFCH
- Fibre Broadband

Management Fees: €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: Eircode: Y35 R5H2

Building Energy Rating (BER): C2 BER No. 104474663
Energy Performance Indicator: 184.67 kWh/m²/yr

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

Sales Agent

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