

# FOR SALE

AMV: €265,000

File No.E491.CWM



## 32 Cluain Dara, Clonard, Wexford Y35 D5D9

- Attractive three-bedroom semi-detached residence overlooking a spacious communal green area.
- Excellent location within walking distance of Wexford Town and a full range of local amenities.
- Recently upgraded throughout, featuring a new ensuite bathroom (2025), premium wool-blend carpets and durable SPC flooring.
- Large private south-westerly facing rear garden with stamped concrete patio, attic conversion and immediate occupancy available.
- Accommodation comprises of an entrance hall, sitting room with stove insert, under stairs closet (plumbed for a bathroom), kitchen / dining room. Three bedrooms with master ensuite and family bathroom. Attic conversion for ancillary and storage space.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe  
& ASSOC.**

## **32 Cluain Dara, Clonard, Wexford Y35 D5D9**

Situated in a highly convenient and sought-after residential development overlooking a large communal green area, No. 32 Cluain Dara is an attractive semi-detached, two-storey residence offering spacious and well-presented accommodation just minutes from Wexford Town. With an excellent range of amenities on its doorstep including schools, supermarkets, shops, pharmacies, cafés, pubs, and recreational facilities, this property combines comfortable family living with exceptional convenience.

Extending to 110 sqm there is well-proportioned accommodation throughout, the ground floor comprises a welcoming entrance hall, a bright and comfortable sitting room featuring a stove insert, a useful under-stairs storage closet which is plumbed for a guest bathroom, and a spacious kitchen/dining room with ample room for everyday family living and entertaining.



Upstairs, the property offers three generous bedrooms, including a master bedroom with a recently refurbished ensuite shower room, together with a well-appointed family bathroom. The ensuite bathroom was newly fitted in 2025, enhancing the property's modern appeal. An additional attic conversion provides valuable extra space and is currently utilised as a music room, while also offering excellent storage or home office potential.

The property has been further enhanced with upgraded flooring throughout, including premium wool-blend carpeting and high-quality SPC flooring, a durable composite material renowned for its scratch-resistant and waterproof properties, ensuring both style and practicality for modern living.



Outside, the home enjoys a large, private, fully enclosed rear garden with a desirable south-westerly aspect, allowing for excellent natural sunlight throughout the day. A substantial stamped concrete patio provides the perfect setting for outdoor dining and entertaining, while the remainder of the garden is laid out in lawn, making it ideal for families and gardening enthusiasts alike.

Presented in excellent condition and ready for immediate occupancy, No. 32 Cluain Dara represents an outstanding opportunity for first-time buyers, families, or investors seeking a quality home in one of Wexford's most desirable and highly lettable locations.

Early viewing is highly recommended. To arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Associates, on 053 9144393.



## ACCOMMODATION

Entrance Hall                      5.75m x 2.71m      Timber laminate flooring, newly installed composite door, bay window overlooking side pathway. Fibre broadband connection.

*Door leading through to:*

Sitting Room                      4.57m x 3.31m      Timber laminate flooring throughout, large window overlooking front cobble lock pathway, feature Henley insert stove with marble mantel piece surround.

Pantry                                1.6m x 0.87m      Under staircase with tiled floor, open shelves throughout and ample storage (can easily be changed back to guest bathroom with plumbing access for w.c. and w.h.b.)

*From Hallway, door leading through to:*

Kitchen/Dining Room      5.29m x 3.70m      Timber laminate flooring throughout, fully fitted kitchen with floor and eye level cabinetry, ample worktop space and tiled splashback, stainless steel sink and drainer positioned under window overlooking rear garden, built in Zanussi oven with four ring gas hob with extractor fan overhead, space for washing machine and space for dishwasher. Composite newly installed French doors leading out to rear garden.

*Carpeted staircase leading to:*











## **ACCOMMODATION**

### **First Floor:**

Landing Area	3.80m (max) x 2.37m (max)	Carpeted flooring throughout. Door to hot-press with insulated tank and open shelves.
Master Bedroom:	3.82m x 2.80m	Carpeted flooring, built in wardrobe and further storage cabinetry built in over head of the bed. Large window overlooking front footpath.
Ensuite	2.59m x 1.16m	Fully refurbished with tiled flooring, enclosed shower with floor to ceiling tile surround, Myra Elite SE pressure pump shower with dual heads including a rainwater shower head and insert shelving, w.h.b with drawer built in, mirror and lighting overhead and w.c. and floating shelf.
Bedroom 2	3.29m x 3.14m	Carpeted flooring, double bay wardrobe with drawers and shelves and ample storage space, pvc double glazed window overlooking south westerly bathroom.
Bedroom 3	2.58m x 2.37m	Carpeted flooring, window overlooking front sidewalk.
Family Bathroom	2.04m x 1.74m	Tiled flooring, floor to ceiling surround, bath with pressure pump hidden with the bath cabinetry and wall mounted shower head, w.h.b with cabinetry underneath, mirror and lighting overhead and w.c.

*From the landing area, timber carpeted staircase to attic conversion:*







## ACCOMMODATION

### Attic Conversion

Landing Area                      2.51m x 1.62m      Carpeted flooring, Velux overhead, hatch to further storage in the eaves.

*Door leading through to:*

Ancillary                              3.91m x 3.45m      Carpeted flooring, two Velux windows overhead, recess lights, built in storage space, tv points and electric points throughout.

**Total Floor Area: c. 110 sq.m / 1,184 sq.ft**



## Features

- Built in 2004.
- Three-bedroom semi-detached.
- Extending to c. 110 sq.m.
- All amenities on the doorstep.

## Outside

- South westerly garden aspect.
- Large patio area.
- Enclosed side access.
- Steel shed.

## Services

- Mains water.
- Mains Drainage.
- OFCH installed pre current owner.
- Fibre Broadband.

**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:** Y35 D5D9



**Building Energy Rating (BER): B BER No. 110217874**  
**Energy Performance Indicator: 149.66 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**

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