

# **No. 24 Cluain Dara, Clonard, Wexford.**

Superb 3 bed semi detached residence presented to the market in what can only be described as pristine condition

with tasteful & modern decor throughout. The property enjoys an excellent position in this highly sought after residential development with easy access to

the main entrance and private & secluded back garden with west facing aspect.

Accommodation is bright, well laid out with many added extra's such as feature fireplace with stove, timber floors, spacious kitchen / diner & 3 double bedrooms.

Located within minutes to the town centre & all facilities are adjacent shops, schools, churches etc and the main N11 & N25 routes are within immediate access.

The Sale of this Property offers an Excellent Opportunity to Acquire a Beautiful Home in a quiet, pleasant yet very convenient location and would ideally suit a wide range of property buyers ie. First time, investors, families etc.

## **Viewing Highly Recommended**

### **Property Features**

Highly sought after Location

3 Bedrooms

One En suite

Secluded back garden with sunny aspect

Adjacent to all facilities

Minutes to town centre.

### **Accommodation Comprises:**

Entrance/ Hallway 20'4" X 6'1" Semis solid timber floor.

Living Room 15'5" x 10'11" Feature fireplace with stove, double doors to kitchen.

Kitchen/Diner 17'4" x 12'11" Fully fitted kitchen with eye & waist level units, part tiled walls, tiled floors, plumbed for appliances, sliding patio door to garden.

Guest WC WC, WHB.

Upstairs

Landing Hotpress.

Bedroom No. 1 9'11" X 7'10"

Bedroom No. 2(Master) 9'2" x 12'7" Built in wardrobe, En-suite

En-Suite 8'6" x 3'10" WC, WHB, Part tiled walls.

Bedroom No. 3 10'11" x 10'3"

Bath Room 5'9" x 6'9" WC, WHB, Bath, part tiled walls.

**Outside:** Enclosed garden with decking to rear, side entrance, parking.

**Services:** Mains water, mains sewage, electric heating.

**BER:** Awaiting certificate.

**Apply:** Keane Auctioneers (053) 9123072

**Viewing:** Strictly by appointment with the sole selling agent.