

# No. 42 Clonard Village, Clonard, Wexford.

No. 42 Clonard Village is a superb detached 4 bed residence presented to the market in what can only be described as pristine condition featuring very tasteful, modern & stylish décor throughout.

The property boasts many added extras throughout and a beautifully landscaped garden to rear with sunny aspect, patio &

bbq area with side access. Accommodation is bright, spacious and very well laid out creating a very warm & welcoming atmosphere throughout.

It is located in a popular & modern development on the outskirts of Wexford town centre, easily connected to all major

routes N11, N25, M50 etc. Rosslare Europort is 20 minutes approx. driving distance, Waterford City and airport 1 hour approx.

Dublin City & airport 2 hours approx. Whitemill Industrial Estate and Clonard Retail Park are within walking distance providing

numerous shops, supermarkets etc. It is also close to Wexford General Hospital. The Sale of this Property would make a Wonderful Family Home and would suit a wide range of Property Buyers Given its Super Accommodation & Convenient Location.

## **Property Features:**

Presented to the market in superb condition.

High standard of workmanship and decoration throughout.

Private parking.

Short distance from shops, schools, churches, college's etc.

Sheer freshness from start to finish.

## **Viewing Highly Recommended.**

## **Accommodation Comprises:**

Entrance Hallway 17'10" x 9'11" Semi solid timber floors, under-stairs storage.

Living Room 18'3" x 12' Feature fireplace, double doors to garden.

Kitchen/Diner 12'7" x 13'1" Fully fitted eye & waist level kitchen units, stainless steel sink unit, recessed lighting.

Utility Room 8'4" x 5'6" Eye & waist level units, door to rear, storage room off with shelving (Possibly could be wc).

Lounge/Playroom 15'7" x 9'2" Semi solid timber floors.

Upstairs

Landing Hotpress.

Bedroom No. 1 13'3" x 12'10" Recessed lighting.

Bedroom No. 2 (Master) 18'3" x 13'1" Built in wardrobes, recessed lighting, en-suite.

En-Suite WC, WHB, Power shower, tiled floors, part tiled walls.

Bathroom 9'3" x 9'1" WC, WHB, tiled floors, part tiled walls, electric shower.

Bedroom No. 3 14'11" x 9'6"

**Outside:** Spacious back landscaped garden and patio, bbq area, side entrance.

**Services:** Mains water, mains sewage, oil fired central heating.

**BER:** C2

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

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