FOR SALE

Offers in Excess €199,000 **File No.E636.CWM**



34 Pairc Cluain, Mulgannon, Wexford Y35 E822

- **Spacious two-bedroom, two-bathroom own-door apartment.**
- **Extending to approximately 79 sq.m. and built in 2004.**
- **Accom. comprises: Entrance Hall, open plan kitchen/living/dining room, 2 bedrooms (one ensuite), family bathroom and storage closets.**
- **Energy-efficient home with a B-rated BER.**
- **Streetside parking and attractive communal green areas.**
- **Walking distance to Wexford Golf Club, Tesco and Wexford Town Centre.**
- **To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393**

SOCIETY OF CHARTERED SURVEYORS IRELAND

RICS

Kehoe & ASSOC.

34 Pairc Cluain, Mulgannon, Wexford Y35 E822

Kehoe & Assoc. are delighted to present No. 34 Páirc Cluain to the market, a spacious and well-appointed two-bedroom, two-bathroom own-door apartment, ideally positioned within the established residential neighbourhood of Mulgannon, just a short stroll from Wexford Town Centre. Built in 2004 and extending to approximately 79 sq.m., this attractive property benefits from a B-rated BER, generous accommodation and a highly convenient location, offering an excellent opportunity for a wide range of purchasers.

The accommodation is thoughtfully arranged to provide comfortable, practical living spaces. An inviting entrance hallway leads to a useful storage room and a spacious open-plan living, dining and kitchen area, creating a welcoming setting for everyday living and entertaining. A gas fire provides an attractive focal point to the living space, adding warmth and character. A second storage area offers further practicality. The accommodation also includes two generously proportioned bedrooms, with the master bedroom benefiting from its own ensuite bathroom, together with a separate family bathroom.



Externally, the property enjoys the convenience of streetside parking and access to well-maintained communal green areas, contributing to the pleasant residential setting. The own-door entrance provides an additional sense of privacy and independence, making this apartment particularly appealing to those seeking the convenience of apartment living without a shared internal entrance.

The location is a standout feature, with an excellent selection of amenities within comfortable walking distance. Wexford Golf Club and its clubhouse are close by, offering superb recreational and social facilities, while Tesco provides convenient everyday shopping. Wexford's vibrant Main Street is also within walking distance, with its extensive choice of independent boutiques, national retailers, cafés, restaurants, traditional pubs and cultural attractions, including the renowned National Opera House. The town also offers excellent primary and secondary schools, medical facilities, sporting clubs and leisure amenities. Wexford's railway and bus stations provide public transport connections, while the nearby N25 and N11/M11 road network offers convenient access to Rosslare, Waterford, Enniscorthy and Dublin.



No. 34 Páirc Cluain represents an attractive opportunity for first-time buyers seeking a spacious and energy-efficient home, professionals wishing to enjoy the convenience of town living, or those downsizing from a larger property in favour of a more manageable, low-maintenance residence. Equally, the generous two-bedroom layout, own-door access and proximity to Wexford's amenities make this an appealing option for investors seeking a property in an established and convenient residential location.

Viewing is highly recommended to appreciate the generous proportions, practical layout and superb convenience this property has to offer, contact Kehoe & Associates at 053 9144393.



ACCOMMODATION

Entrance Hall	4.31m x 2.23m	Tiled flooring throughout. Hatch to attic overhead.
Storage Closet	1.87m x 0.93m	Dryer.
Hot-press	0.98m x 0.92m	Open shelves.
Second Storage Closet	0.87m x 0.62m	
Door leading through to:		
Open Plan Kitchen/Living/Dining Room	5.67m (max) x 5.41m (max)	Dining/Living Area: Timber laminate flooring to the living area and dining area with two windows overlooking south facing common areas. Stove with electric insert and marble hearth, Siro broadband point. Kitchen Area: Tiled flooring, fully fitted with floor and eye level cabinetry, New World electric oven with Beaumatic four ring gas hob and extractor fan overhead, Whirlpool fridge freezer, Whirlpool washing machine and Zanussi dishwasher, stainless steel sink and drainer with tiled splashback surround, ample worktop space, gas combi boiler with zoned and timer system.

















ACCOMMODATION

Master Bedroom	3.96m x 3.58m	Timber laminate flooring throughout, electoral points and large window overlooking town view.
Ensuite	1.95m x 1.85m	Tiled flooring, floor to ceiling tile surround, enclosed shower with pressure pump shower, w.h.b. with mirror and lighting overhead and w.c.
Bedroom 2	3.69mx 3.57m	Timber laminate flooring, electrical points and large window overlooking town view.
Family Bathroom	2.56m x 2.05m	Tiled flooring, floor to ceiling tile surround, bath, w.h.b with mirror and lighting overhead and w.c.

Total Floor Area: c. 79 sq.m / 850 sq.ft.











Features

- Built in 2004.
- Own door apartment.
- Two bedrooms, two bathrooms.
- Measures c. 79 sq.m / 850 sq.ft.

Outside

- Street side parking.
- Common green areas.
- Walking distance to Wexford Golf Club & Clubhouse.
- Walking distance to Tesco & Wexford Main Street.

Services

- Mains water.
- Mains drainage.
- Gas boiler.
- Fibre Broadband.

Management Fees: Four units in one block paying block insurance. Paid annually in May, costing €350 in 2026. Fees subject to change.

Previous RTB Registered Rental Rate; €607 per month.

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 E822**



Building Energy Rating (BER): B BER No. 119755338
Energy Performance Indicator: 138.30 kWh/m²/yr

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



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