

FOR SALE

AMV: €80,000

File No. c420.BF



21 Distillery Road, Wexford

- Ideal purchase for a first-time buyer, a shrewd investor or those seeking to trade down from a larger family home.
- All amenities are close to hand.
- Acc.: entrance hallway, sitting room, kitchen, shower room and 2 bedrooms.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe
& ASSOC.**

Situated at Distillery Road, in Wexford Town Centre, this 2-bedroom home is very well located. Opposite Tesco Supermarket and only a few minutes' walk from both Primary and Secondary schools. The house is in need of some modernisation. It would be an ideal purchase for a first-time buyer, a shrewd investor or those seeking to trade down from a larger family home. All amenities are close to hand. It is approximately 10 minutes walking distance to Wexfords Main Street with all facilities and amenities. If you are searching for a townhouse for sale in Wexford, this is an opportunity not to be missed.

To arrange a suitable viewing time please contact the sole selling agent Kehoe & Assoc. on 053 9144393.

Accommodation briefly comprises of entrance hallway, sitting room, kitchen, shower room and 2 bedrooms.



ACCOMMODATION

Entrance Hallway	2.37m x 1.11m	With timber floor covering
Sitting Room	6.37m x 3.81m	With open fireplace
Kitchen	2.49m x 3.23m	With wall and floor units, stainless sink unit, tiled floor and door to outside
Shower room	2.29m x 2.19m	With w.c., w.h.b. and shower stall
First Floor		
Bedroom 1	3.28m x 3.78m	
Bedroom 2	3.00m x 3.17m	With fitted wardrobes

Total Floor Area: c. 68 sq. m. = (c. 667 sq. ft.)

FEATURES

- Town centre location
- Ideal opportunity
- All amenities close to hand
- 5-minute walk to primary and secondary schools

OUTSIDE

- Small yard to rear
- On-street parking

SERVICES

- Mains water
- Mains drainage
- ESB / Telephone point
- Aluminium single glazed windows and front door

DIRECTIONS: In Wexford Town proceed along the quay turning right at the Talbot hotel. Proceed along King St. and onto Distillery Road. The property for sale No. 21 Distillery Road is on the right-hand side immediately opposite Tesco Supermarket. (For Sale Sign) Eircode: Y35 E5Y3

Building Energy Rating (BER): D1
Energy Performance Indicator: 705.54 kWh/m²/yr

BER No. 112603717

VIEWING: Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141