

FOR SALE

AMV: €149,500

File No. c427.CM



4 Apartments at 36 William Street Lower, Wexford

- This property is within walking distance of all town amenities and approximately 10 minutes walking distance from Wexford's South Main Street.
- Acc. briefly comprises: three 1 bed apartments, 1 bedsit and a communal laundry room.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393

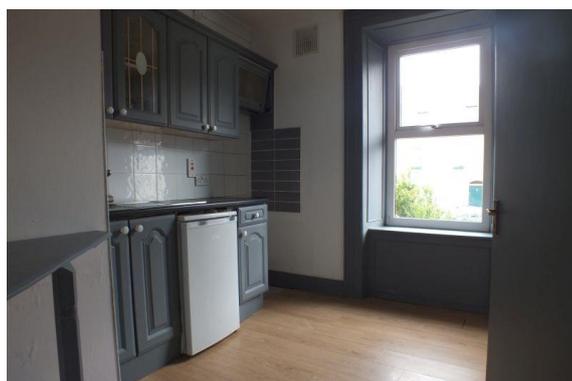
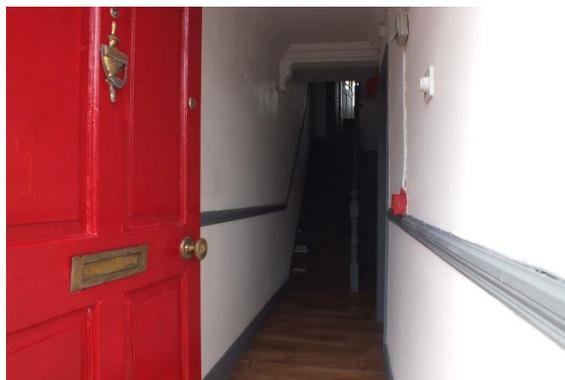


**Kehoe
& ASSOC.**

Kehoe & Assoc. are offering this extensive property which comprises four apartments located at William Street in Wexford town centre. This property is within walking distance of all town amenities and approximately 10 minutes walking distance from Wexford's South Main Street. There are two apartments at ground floor, one on first floor together with a communal laundry room and the fourth apartment is on the top floor. Apartment No. 2 has French doors leading to a patio and an extensive rear garden. Currently there are two of the four apartments vacant and the remaining are presented in a highly lettable condition. This property is capable of producing an annual rent in the region of €20,000. This represents a net initial yield of 11.76%. For further details and to arrange a viewing contact the sole selling agents Kehoe & Assoc. at 053 9144393.

Accommodation briefly comprises three 1 bed apartments, 1 bedsit and a communal laundry room.

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ACCOMMODATION

Ground Floor

Apartment No. 1

Entrance Hallway	1.15m x 0.90m	
Kitchen/Living Room	3.48m x 2.97m	With fitted kitchen, wall and floor units.
Bedroom	2.85m x 2.06m	
Shower Room	2.20m x 1.50m (ave)	
Total Floor Area	c. 22 sq.m / 237 sq.ft.	

Ground Floor

Apartment No. 2 – Note this is a bedsit

Kitchen Area	2.81m x 1.35m	With fitted kitchen, wall and floor units.
Living Room/ Bedroom	3.38m x 2.31m	With French doors to outside patio area and extensive rear garden.
Shower Room	2.46m x 0.88m	
Store	1.62m x 0.90m	
Total Floor Area:	c. 18 sq.m. / 194 sq.ft.	

First Floor Landing

Laundry Room	3.33m x 2.39m
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First Floor

Apartment No. 3

Entrance Hallway	1.02m x 1.40m	
Kitchen/Living Room	3.38m (ave) x 4.56m	With fitted kitchen, wall and floor units.
Bedroom	2.52m x 2.45m	
Shower Room	1.79m x 1.50m (ave)	
Total Floor Area:	c. 32 sq.m. / 344 sq.ft.	

Second Floor

Apartment No. 4

Entrance Hallway	1.58m x 1.04m	
Kitchen/Dining Room	3.40m (ave) x 4.54m (max)	With fitted kitchen, wall and floor units.
Bedroom	2.53m x 2.31m	
Shower Room	1.76m x 1.50m (ave)	
Total Floor Area:	c. 32 sq.m. / 344 sq.ft.	



FEATURES

- Town centre location.
- Walking distance to all amenities.
- Highly lettable position.
- Common area laundry room.
- Only a few minutes' walk from supermarket.

OUTSIDE

- Large rear garden.
- Patio area off apartment No. 2.
- Enclosed bin area to front.

SERVICES

- Mains water.
- Mains drainage.
- ESB

DIRECTIONS: In Wexford town proceed along The Quays passing The Talbot Hotel on the right hand side. Proceed up William Street and the property for sale is on the right hand side (For Sale board).
Eircode: Y35 V0P8

Building Energy Rating (BER): E2 BER No. 108827429
Energy Performance Indicator: 361.59 kWh/m²/yr

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

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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