

FOR SALE

AMV: €165,000

File No. c692.BF



5 Trinity Street, Wexford

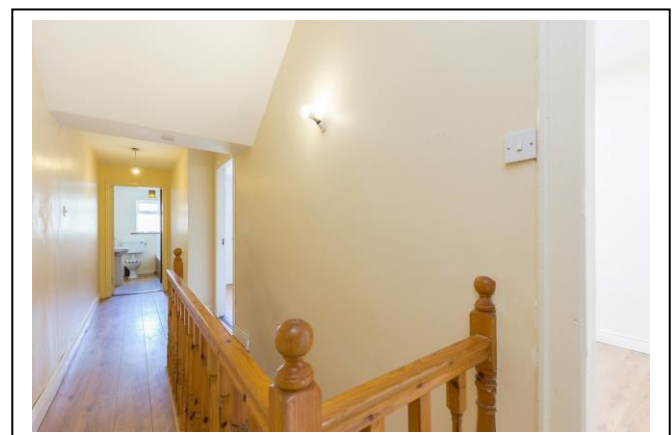
- Attractive kerbside townhouse conveniently located close to Wexford's Quay Front & Town Centre.
- Perfectly Positioned with lovely, enclosed courtyard perfect for outdoor dining and large south facing rear garden.
- Accommodation briefly comprises: Spacious living room, kitchen, walk-in shower room, 2 bedrooms, bathroom & office/study.
- Viewing is strictly by prior appointment with the sole Selling agents only, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

No. 5 Trinity Street

No. 5 Trinity Street is an attractive kerbside town house conveniently located close to Wexford's Quay Front and the Town Centre. A short stroll will take you to Wexford's South Main Street with a host of amenities such as shops, supermarket, pubs, restaurants, etc. The property is in need of some minor upgrading and re-decoration but has much to offer any potential purchaser. The substantial two storey extension to the rear is a huge bonus offering generously proportioned well laid out accommodation throughout. This well-situated property is perfectly positioned on the sunny side of the street with lovely enclosed courtyard perfect for outdoor dining. There is also a large south facing enclosed garden with extensive concreted patio area and plenty of space for a vegetable plot or swings/slides. The property also has the benefit of rear access. This is an ideal property for anyone wanting to downsize, it would also be a perfect home for first time buyers or investors. Early viewing of this charming townhouse comes highly recommended contact Wexford Auctioneers Kehoe & Assoc. 053-9144393.



ACCOMMODATION

Entrance Hallway	7.20m x 0.91m	With laminate floor and stairs to first floor.
Sitting Room	6.73m x 3.01m	With cast iron open fireplace, laminate floor and arch to:
Kitchen	4.12m x 3.49m	With fitted units, tiled floor and door to:
Rear Lobby	1.78m x 1.06m	With tiled floor and door to outside.
Wet Room	1.64m x 1.53m	With power shower, w.c. and w.h.b.
First Floor		
Bedroom 1	4.18m x 3.31m	With laminate floor.
Study/Office	3.33m x 2.69m	With laminate floor and velux roof light.
Bedroom 2	3.50m x 2.94m	With timber floor.
Bathroom	2.78m x 1.66m	Bath with power shower over, w.c., w.h.b, part-tiled walls and laminate floor. Hotpress with dual immersion

Total Floor Area: c. 92 sq.m. (c. 989 sq.ft.)





Features

- Substantial two storey extension offering excellent accommodation.
- Superb location, close to the town centre.
- Walking distance of all amenities.

Outside

- Enclosed courtyard.
- Large rear garden with sunny aspect
- Concreted patio area.
- Rear access
- Garden shed/boiler house with power sockets and lights.

Services

- Mains electricity
- Mains drainage.
- Mains water
- OFCH
- Access to high-speed broadband

DIRECTIONS: Proceed southwards along The Quay passing straight through the traffic lights with the Talbot Hotel on the right-hand side and onto Trinity Street. No. 5 is on the right-hand side. For Sale Sign. Eircode Y35C6C6.

Building Energy Rating (BER): E2 BER No.: 113794531
Energy Performance Indicator: 350.46 kWh/m²/yr

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Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393

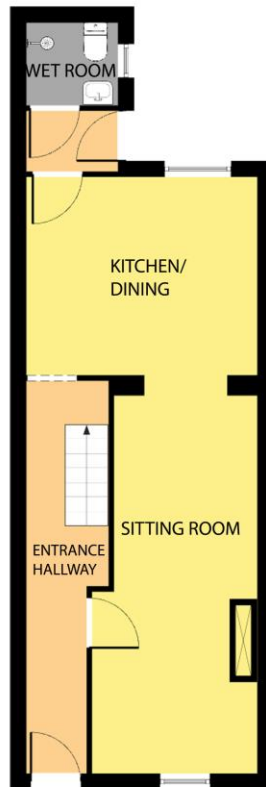
www.kehoeproperty.com

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

GROUND FLOOR

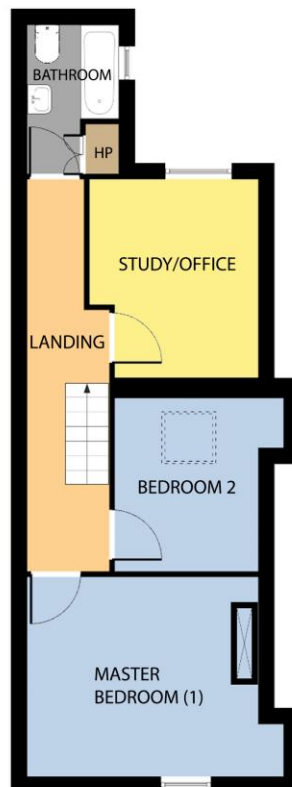


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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FIRST FLOOR



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