

FOR SALE

AMV: €150,000

File No. c657.LM



9 Abbey Court, Upper George's Street, Wexford

- Outstanding location in the centre of Wexford Town.
- Adjacent to the Main Street, Redmond Square, The Bull Ring, Cornmarket, Train & Bus Station
- Spacious 2 bedroom, first floor apartment extending to c. 75 sq.m. / 807 sq.m.
- Acc.: entrance hallway, living/dining area, kitchen, 2 bedrooms (1 en-suite), bathroom.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe
& ASSOC.**

9 Abbey Court, Upper George Street

No 9 Abbey Court is a spacious 2 bedroomed, 2-bathroom first floor apartment situated in an outstanding location in the centre of Wexford town. Adjacent to Main St, Redmond Square, Bull Ring, Cornmarket, trains and buses etc. The property itself is in good condition and boasts spacious living accommodation and also enjoys a very large south facing balcony. It is exceedingly difficult to get properties as central and well located as this. Allocated car parking space.

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ACCOMMODATION

Entrance Hallway		With intercom for access, laminate timber floor, hotpress and storage closet.
Living/Dining Room	7.70mx 4.29m	With laminate floor, cast iron fireplace with timber surround and gas fire, coving, phone & TV point and patio doors leading to balcony area which is large, paved and has a sunny aspect.
Kitchen	2.39m x 1.69m	With waist & eye level kitchen units, tiled floor, tiled splashback, oven, hob (gas), extractor fan, fridge, washing machine and door to large balcony area.
Bedroom 1	3.53m x 3.44m	Carpeted, built-in wardrobes, views looking towards common area.
En-suite	2.57m x 1.02m	With lino, w.c., w.h.b. and shower..C., w.h.b., enclosed tiled shower stall with Triton Aqua Sensation electric shower. Tiled floor and half-wall.
Bedroom 2	3.52m x 3.95m	Carpeted with built-in wardrobes.
Bathroom	2.74m x 2.00m	With w.c., w.h.b. and bath.

Total Floor Area: c. 75 sq. m. (c. 807.22 sq. ft.)



FEATURES

- Superb location.
- Gas Fire.
- Walking distance to all amenities.
- Large tiled south facing balcony.
- Extremely popular area.
- Spacious accommodation.

OUTSIDE

- Allocated parking space in secure private parking area.
- Refuse area.
- Landscaped common areas.

SERVICES

- Gas fired central heating
- Mains water
- Mains sewerage
- Mains electricity
- Broadband

NOTE: There is an annual fee for the Management Company of €1,000 (includes insurance & refuse)

DIRECTIONS: In Wexford Town proceed up George Street through the first 4-way junction. The entrance to Abbey Court is the first entrance on the right-hand side with our directional sign. Eircode: Y35 E372

Building Energy Rating (BER): B3

BER No. 113830145

Energy Performance Indicator: 146.11 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