

# FOR SALE

AMV: €170,000

File No. c726.BF



## 83 St. Aidans Crescent, Wexford

- **Excellent 3 bedroomed semi-detached townhouse in this well-established location.**
- **This property would make an ideal starter home, also perfect for anyone wishing to downsize and enjoy the convenience of in-town living or it would make an excellent investment property.**
- **Acc. Briefly comprises of: entrance hallway, sitting room, kitchen/dining room, bathroom, 3 bedrooms.**
- **Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393**



**Kehoe  
& ASSOC.**

## No. 83 St. Aidans Crescent, Wexford

No. 83 St. Aidan's Crescent is an excellent 3 bedroomed semi-detached townhouse in this well-established location close to St. Aidan's Shopping Centre. This is a much sought after, mature residential area within easy reach of Carlow IT, schools, shops, church and all town centre amenities. The property has been well maintained over the years and is presented to the market in good condition throughout. There is a sizeable garden to the rear with lovely sunny aspect, side access and ample space to extend and still retain a nice garden space. Drawings are available for a proposed extension designed by the current owners (exempt from PP). The property has an enclosed garden to the front which could easily be altered to accommodate an off-street parking space. This property would make an ideal starter home, also perfect for anyone wishing to downsize and enjoy the convenience of in-town living or it would make an excellent investment property. To arrange an early viewing appointment for this property, contact Wexford Auctioneers Kehoe & Associates on 053 9144393



## ACCOMMODATION

|                       |               |                                                                                                                                                                                        |
|-----------------------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Entrance Hallway      | 2.97m x 0.97m | With laminate floor.                                                                                                                                                                   |
| Bedroom 3/Dining Room | 2.92m x 2.94m | With open fireplace                                                                                                                                                                    |
| Kitchen               | 3.99m x 1.80m | With built-in floor and eye-level units, electric oven, gas hob, extractor, double bowl stainless steel sink unit, plumbing for washing machine, part-tiled walls and door to outside. |
| Sitting Room          | 3.94m x 2.95m | With solid fuel stove supplementing the heating and laminate floor.                                                                                                                    |
| <b>First Floor</b>    |               |                                                                                                                                                                                        |
| Bathroom              | 2.48m x 1.95m | Bath with electric shower over, w.c, w.h.b, hotpress with dual immersion and part-tiled walls.                                                                                         |
| Bedroom 1             | 4.01m x 3.44m | With laminate floor and storage closet.                                                                                                                                                |
| Bedroom 2             | 3.45m x 2.79m |                                                                                                                                                                                        |

**Total Floor Area: c. 68.60 sq.m / c. 738 sq.ft**



## FEATURES

- Mature residential location
- Walking distance Carlow IT
- Close to shops, schools and all amenities
- Ample space to extend

## OUTSIDE

- Enclosed garden with sunny aspect
- Concrete patio area
- Boiler house/Garden shed
- Side access

## SERVICES

- Mains water
- Mains electricity
- Mains drainage
- Dual OFCH and SFCH

**PLEASE NOTE:** All carpets, curtains, blinds, light fittings, hob, extractor, oven, fridge freezer and washing machine are included in the sale.

**DIRECTIONS:** Pass Pettitts Supervalu St. Aidan's on your right continue through the pedestrian crossing, take the left into 'St. Aidan's Crescent' and No 83 is on the left-hand side (For Sale Sign). Eircode: Y35 R9Y2



**Building Energy Rating (BER): E1      BER No. 104793385**  
**Energy Performance Indicator: 303.04 kWh/m<sup>2</sup>/yr**

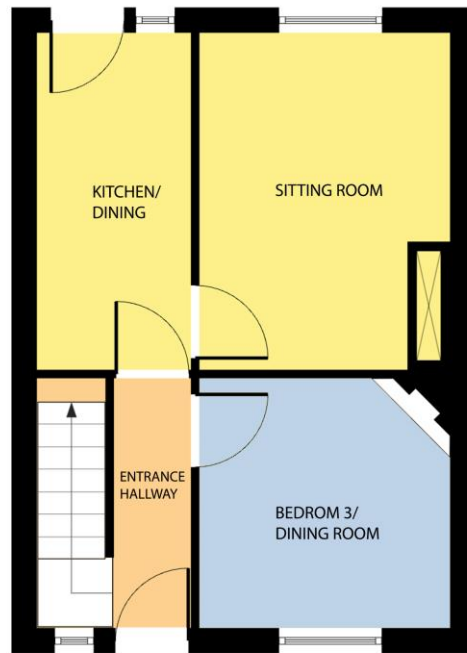
**VIEWING:** Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

**Kehoe & Assoc.,**  
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053 9144393  
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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

GROUND FLOOR

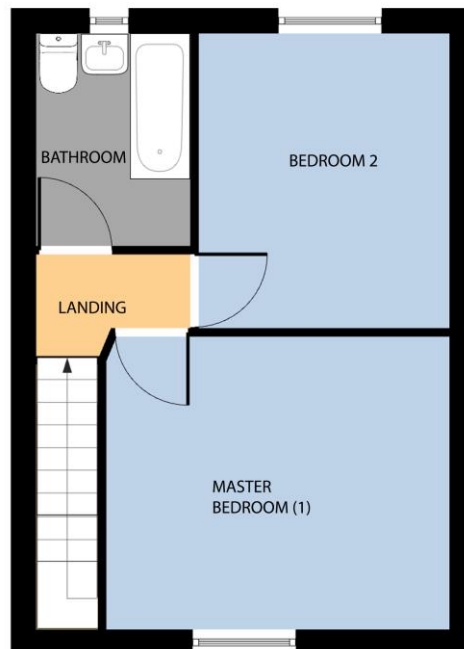


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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