

# FOR SALE

AMV: €175,000

File No. c734.CM



## No. 3 St. Aidans Crescent, Wexford

- Excellent 3 bedroomed terraced townhouse in this well-established location.
- Extending to c. 102sq.m / 1,100 sq.ft
- This property would make an ideal starter home, also perfect for anyone wishing to downsize or enjoy the convenience of in-town living or it would make an excellent investment property.
- Acc. briefly comprises: entrance hallway, sitting room, kitchen/dining room, utility, 2 bathrooms, 3 bedrooms.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe  
& ASSOC.**

## No. 3 St. Aidans Crescent, Wexford

No. 3 St. Aidan's Crescent is an ideal 3 bedroomed townhouse in this well-established location across from St. Aidan's Shopping Centre. This is a much sought after, mature residential area within easy reach of Institute of Technology Carlow, primary & secondary 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 a lovely south facing aspect. The property boasts off-street parking on cobblestone to the front.

To arrange an early viewing appointment for this property, contact Wexford Auctioneers Kehoe & Associates on 053 9144393



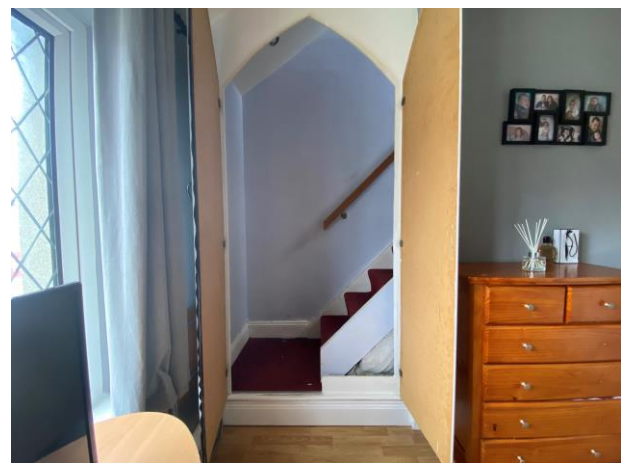
## ACCOMMODATION

Entrance Hallway	2.93m x 1.78m	With laminate flooring.
Bedroom 3/Dining Room	2.92m x 2.94m	With open fireplace and solid wood floors.
Sitting Room	4.83m x 3.93m	Back boiler open fireplace, supplementing the heating. Laminate flooring. Door leading to rear garden.
Kitchen	4.12m x 3.29m	With built-in floor and eye-level units, dual fuel electric oven, gas hob, stainless steel sink unit, part-tiled walls, plumbing for dishwasher. Solid wood floors. Door to utility room.
Utility	1.93m x 1.21m	Tiled flooring, plumbing for washing machine. French doors leading to rear garden.
Bathroom	2.97m x 1.43m	W.C., w.h.b., tiled enclosed shower stall with Triton T80si shower. Tiled flooring.

### Stairs leading to landing

Bedroom 1	4.01m x 3.45m	With laminate floor, double storage closet. Stairs leading to attic.
Bedroom 2	3.45m x 2.77m	With laminate flooring.
Bathroom 2	2.61m x 1.94m	W.C., w.h.b., built-in bath. Hotpress with dual immersion. Lino flooring.
Attic Storage	4.34m x 2.90m	Floored with further storage into eaves.

**Total Floor Area: c. 102 sq.m / c. 1,100 sq.ft**



## FEATURES

- 3-bedroom, 2-bathroom townhouse
- Extending to c. 102 sq. m / 1,100 sq. ft
- Across from St Aidan's Shopping Centre
- Walking distance to town centre, local primary & secondary schools, and all amenities

## OUTSIDE

- Enclosed garden with sunny aspect
- Concrete patio area in rear garden
- Off-street parking
- Cobble lock driveway

## SERVICES

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

**DIRECTIONS:** Pass Pettitts Supervalu on your right-hand side. Continue through the pedestrian crossing and the property is on your left-hand side, No. 3, (For Sale Sign). Eircode: Y35 E5FE



**Building Energy Rating (BER): G**      **BER No. 114116841**  
**Energy Performance Indicator: 497.2 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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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