

FOR SALE

AMV: €195,000

File No. c746.CM



2 Abbey Court, Upper George's Street, Wexford

- Superb location in the centre of Wexford Town.
- Spacious 3 bedroom townhouse extending to c. 92 sq.m. / 990 sq.ft
- Adjacent to the Main Street, Redmond Square, The Bull Ring, Cornmarket, Train & Bus Station.
- Acc.: entrance hallway, large living/dining area, kitchen, utility room, 3 bedrooms (master en-suite with walk-in wardrobe, family bathroom).
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe
& ASSOC.**

2 Abbey Court, Upper George's Street

No. 2 Abbey Court is a spacious 3 bedroomed, 2 bathroom townhouse, situated in an outstanding location in the centre of Wexford town on Upper George's Street. Adjacent to Main Street, Redmond Square, Bull Ring, Cornmarket, trains & buses and all town centre amenities. The property itself is in super condition with spacious living accommodation. The rear garden enjoys a westerly aspect, ideal for sunny evenings. It is exceedingly difficult to get properties as central and well located as this. There is an allocated car parking space, which is a rare and valuable commodity in Wexford Town Centre.

This is an ideal property for a first time buyer, and investor or those seeking to trade-down from a larger family home. The combination of position, location and internal living space will be very difficult to beat. We highly recommend early viewing. This is a mature residential location with all amenities within a few minutes walk. Supermarkets, restaurants, churches, schools are all close by. A 2 minute walk will take you onto North Main Street - Wexford's principal shopping area. Wexford has a thriving town centre, with a host of amenities on offer.

All in all, No. 2 Abbey Court, Wexford is a terrific 3 bed home, presented in good order and perfectly positioned.

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ACCOMMODATION

Entrance Hallway	2.08m x 1.94m	With telephone point and lino flooring.
Living/Dining Room	8.56m x 4.26m	Laminate timber flooring, feature open fireplace with marble surround & granite hearth, coving and t.v. point. Patio doors leading to rear west facing garden.
Kitchen	2.71m x 1.77m	Waist & eye level kitchen units, stainless steel sink, tiled splashback, electric oven & hob with overhead extractor fan, fridge. Lino flooring.
Utility	1.77m x 1.47m	Bosch washing machine and counter space. Additional space for a dryer. Lino flooring. Door leading to rear patio.

Carpeted stairs to first floor

Spacious Landing		Carpeted flooring and hotpress with ample storage
Master Bedroom	5.14m x 3.46m (max)	Carpeted flooring. Walk-in wardrobe and en-suite En-suite – w.c., w.h.b. with tiled splashback, mirror & lighting overhead. Corner shower stall with Myroa 88 power shower and tiled surround. Lino flooring.
Bedroom 2	3.18m x 3.11m	Carpeted flooring.
Bedroom 3	2.59m x 1.83m	Carpet flooring and alcove storage
Family Bathroom	2.17m x 2.09m	W.C., w.h.b. with tiled splashback, mirror and overhead light.. Bath with shower overhead. Lino flooring.

Total Floor Area: c. 92 sq. m. (c. 990 sq. ft.)





FEATURES

- Superb location.
- Walking distance to all amenities.
- Large bright living area with the benefit of dual aspect.
- Extremely popular area with all amenities close at hand.
- 3 bedrooms, 2 bathrooms

OUTSIDE

- Allocated parking space in secure private parking area.
- Refuse area.
- Landscaped common areas.
- Westerly facing rear garden

SERVICES

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

NOTE: There is an annual fee for the Management Company of €927 (includes refuse)

DIRECTIONS: In Wexford Town proceed up George's Street through the first 4-way junction. The property, No. 2 Abbey Court, is the second on-street entrance – on the right-hand side. (For Sale sign). Eircode: Y35 E4H0

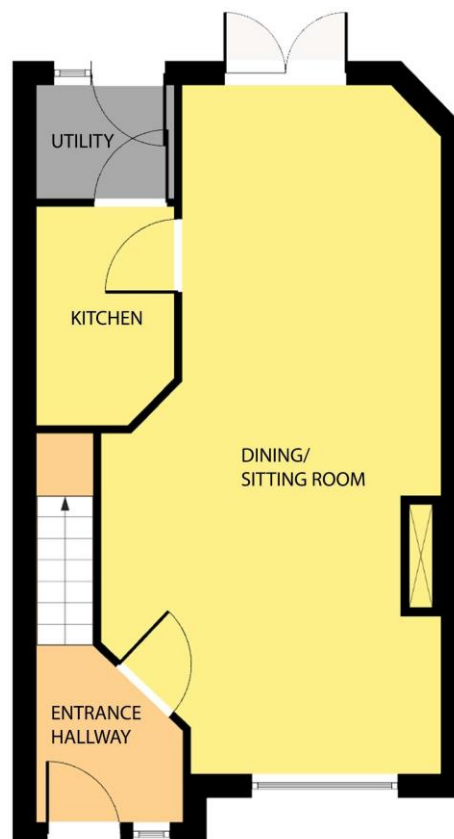
Building Energy Rating (BER): D1

BER No. 114126972

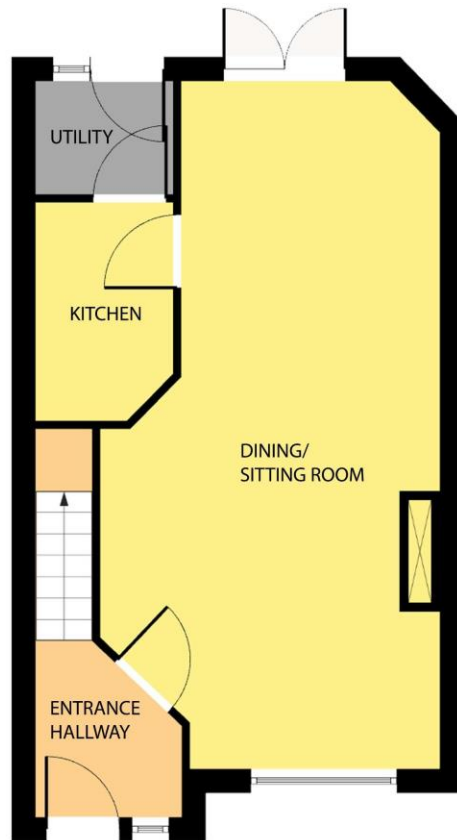
Energy Performance Indicator: 236.46 kWh/m²/yr



GROUND FLOOR



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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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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