

FOR SALE

AMV: €125,000

File No. b461.BF



1 Priory House, Spawell Road, Wexford

- Priory House enjoys an almost un-paralleled sense of convenience, and this ground floor apartment boasts elegantly proportioned and perfectly balanced accommodation with a great sense of space prevailing throughout. This charming apartment has been well maintained, tastefully decorated and is presented to the market in excellent condition
- It is in easy walking distance of all town centre amenities, Main Street, National Opera House, bus & rail services, fabulous Waterfront and only a short stroll from Wexford Harbour Boat & Tennis Club.
- To arrange a suitable viewing time contact the sole selling agents, Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.
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**Kehoe
& ASSOC.**

1 Priory House, Spawell Road, Wexford

Spawell Road is one of Wexford town's most sought-after residential addresses. Priory House enjoys an almost un-paralleled sense of convenience, and this ground floor apartment boasts elegantly proportioned and perfectly balanced accommodation with a great sense of space prevailing throughout. This charming apartment has been well maintained, tastefully decorated and is presented to the market in excellent condition. Located in a fabulous old building which was originally a St. John of God Convent and was converted into apartments a number of years ago retaining the character and many of the original features including picture windows, high ceilings, large rooms and timber floors. It is in easy walking distance of all town centre amenities, Main Street, National Opera House, bus & rail services, fabulous Waterfront and only a short stroll from Wexford Harbour Boat & Tennis Club. This property is a perfect choice as a low maintenance permanent home with all amenities close by, it would also have much to offer as weekend retreat or holiday home.

Accommodation briefly comprises; kitchen/dining area, living room, 2 bedrooms and one bathroom.

Viewing of this excellent family home comes highly recommended contact Wexford Auctioneers Kehoe & Associates on 053 9144393



ACCOMMODATION

Kitchen/Dining Area	3.297m x 5.760m	With excellent range of built-in floor and eye level units, hob and oven, plumbing for washing machine, hotpress with dual immersion, laminate floor and part tiled walls. Part wainscoting. Double doors to:
Living Room	4.346m x 3.237m	With solid fuel stove heating water and radiators and picture windows.
Hallway		With laminate floor and large built in storage closet.
Bedroom 1	3.884m x 3.242m	With wall-to-wall slide robes offering endless storage space and picture windows.
Bathroom	2.181m x 2.444m	Bath with electric shower over, w.c., w.h.b., part tiled walls, laminate floor and deep windowsills.
Bedroom 2	3.329m x 3.254	With timber floor, built in wardrobe, storage heater and picture windows.

Total Floor Area: c. 65.59 sq.m. / 706 sq.ft.



FEATURES

- Charming ground floor apartment with own door access.
- Plenty of character, picture windows, high ceilings and timber floors.
- Tastefully decorated presented in mint condition
- Convenient to all Wexford town amenities.

SERVICES

- Mains electricity.
- Mains water.
- Mains drainage.
- Central heating from solid fuel stove.
- 1 storage heater and wired for storage heating throughout.

OUTSIDE

- Ample car parking.
- Fuel store.
- Communal clothes lines.
- Refuse bins.



DIRECTIONS: In Wexford Town proceed along The Quays into Redmond Square. Keep left at Redmond Square leaving Dunnes Stores on your right-hand side. Proceed through the roundabout at the bottom of Hill Street onto Spawell Road. The entrance to Priory Hall is 400m up here on the left (immediately opposite the old Loreto Secondary School). Proceed into Priory Hall Development, keep right and take the next left and Priory House is immediately on your left-hand side. No. 1 is on the ground floor at the end of the building. For Sale Sign. Y35TD42

PLEASE NOTE: Service charge: €1,400 per annum – includes building insurance, maintenance and insurance of the common areas, sinking fund and refuse collection.

Building Energy Rating (BER): D2

BER No.: 107760258

Energy Performance Indicator: 274.5 kWh/m²/yr

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

Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393

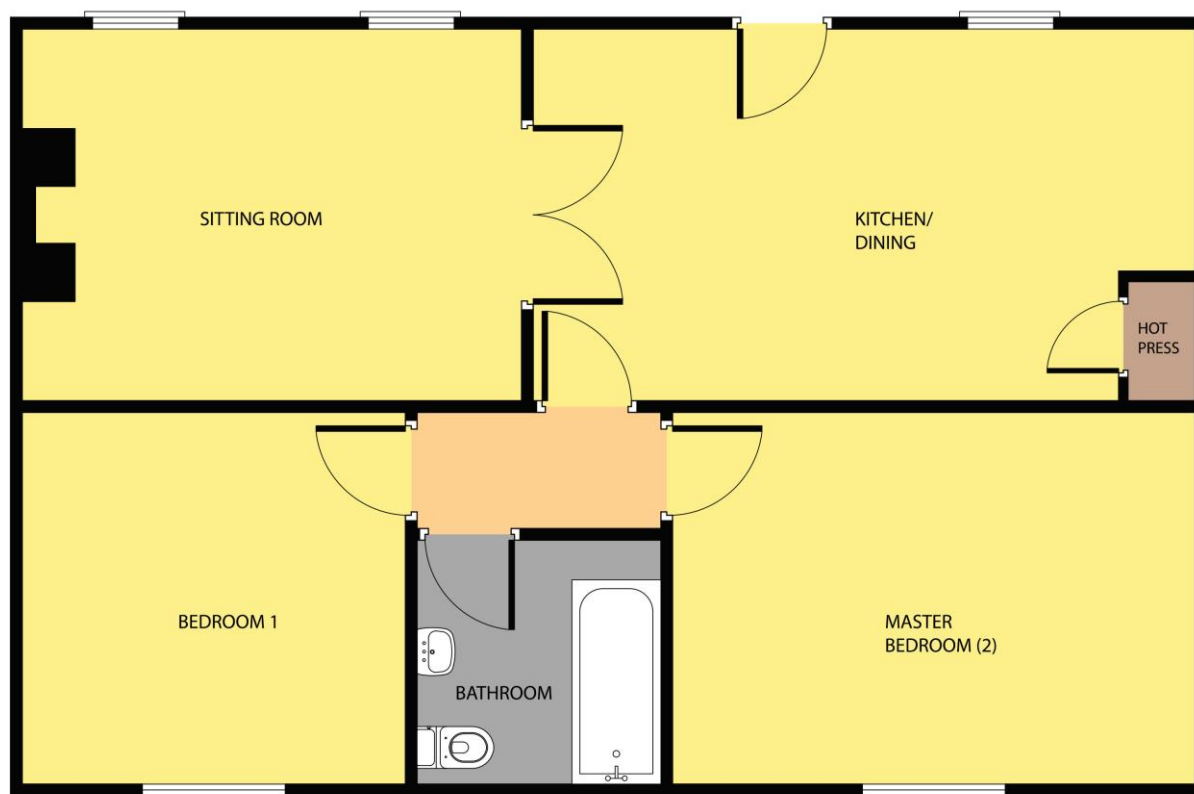
www.kehoeproperty.com

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 mis-statement. 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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