

FOR SALE

AMV: €110,000

File No. c782.BF



8 Skeffington Street, Wexford

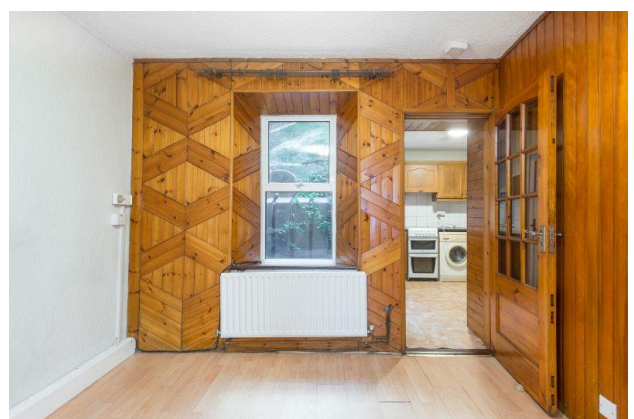
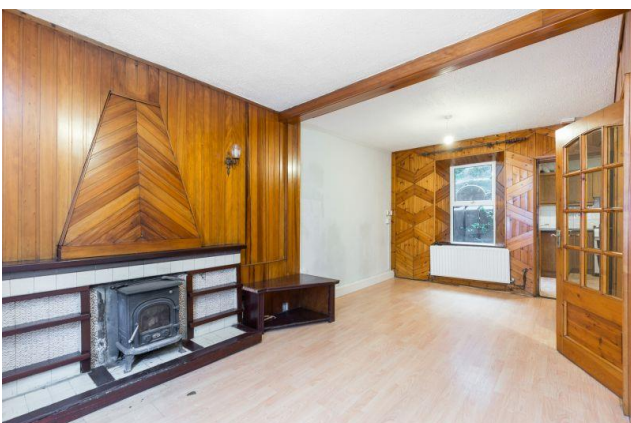
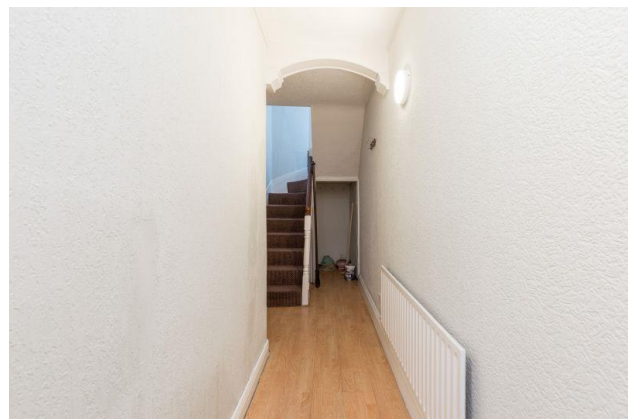
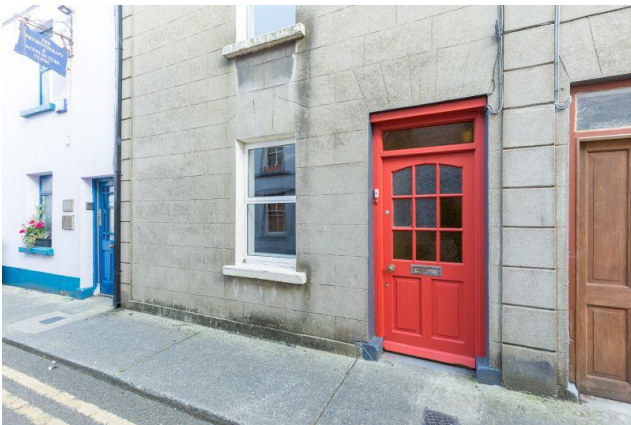
- 3 Storey residence extending to c.105 sq.m / 1,135 sq.ft
- 4 bed mid-terraced townhouse suitable for any purchaser.
- Located just off Wexfords North Main Street. In close proximity to all amenities.
- A short stroll to Wexfords waterfront and bus and rail station.
- Viewing strictly by prior appointment with the sole selling agents only.



**Kehoe
& ASSOC.**

8 Skeffington Street, Wexford

No. 8 Skeffington Street is a three-storey, 4-bedroomed residence with a total floor area extending to c.105 sq.m / 1,135 sq.ft. This mid-terraced town house is a stones throw from all facilities and amenities including Wexfords Quays wonderful waterfront and Wexfords bus and rail station. The accommodation itself comprises of an entrance hallway, living room and kitchen on the ground floor, 2 bedrooms and a bathroom on the first floor and another 2 bedrooms on the second floor. The property offers potential to anybody seeking to get on the property ladder or for investment purposes, many of the properties in this street are occupied by businesses and offices. Early viewing comes highly recommended, contact Wexford Auctioneers Kehoe & Associates 053-9144393.



ACCOMMODATION

Entrance Hallway	6.54m x 1.00m	With laminate floor, under stairs storage space and staircase to first and second floors.
Sitting Room	6.14m x 3.42m	With laminate floor and solid fuel stove
Kitchen	2.77m x 2.53m	With lino flooring, floor and eye-level units, electric oven and hob, extractor fan, washing machine, fridge and door to back yard.
First Floor		
Bathroom	2.78m x 2.68m	With lino flooring, bath with electric shower over, w.c, w.h.b and heated towel rail.
Master Bedroom	4.42m x 3.18m	With laminate floor and built-in storage wardrobes.
Bedroom 2	3.06m x 2.91m	With laminate floor.
Second Floor		
Bedroom 3	4.50m x 3.15m	With laminate floor.
Bedroom 4	3.05m x 2.91m	With laminate floor.
Total Floor area: c.105 sq.m / 1,135 sq.ft		





FEATURES

- 4 bed accommodation
- In close proximity to all amenities and facilities

OUTSIDE

- Rear Yard

SERVICES

- Mains water.
- Mains Electricity
- OFCH

DIRECTIONS: Off Wexford main street. Y35 E2R0

Building Energy Rating (BER): F

BER No.: 111568663

Energy Performance Indicator: 448.35 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

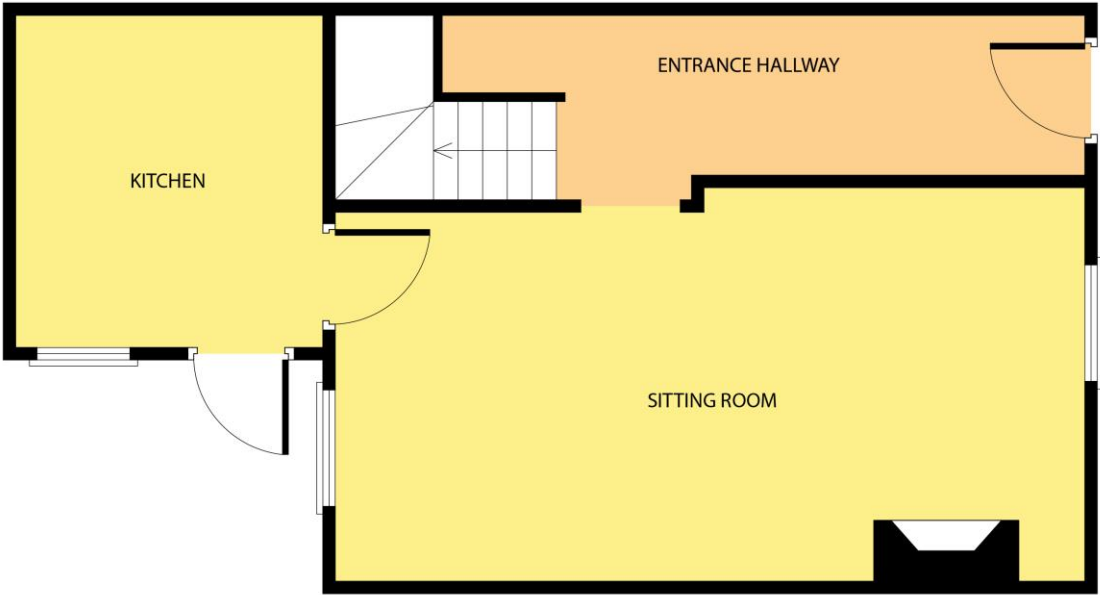
www.kehoeproperty.com

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

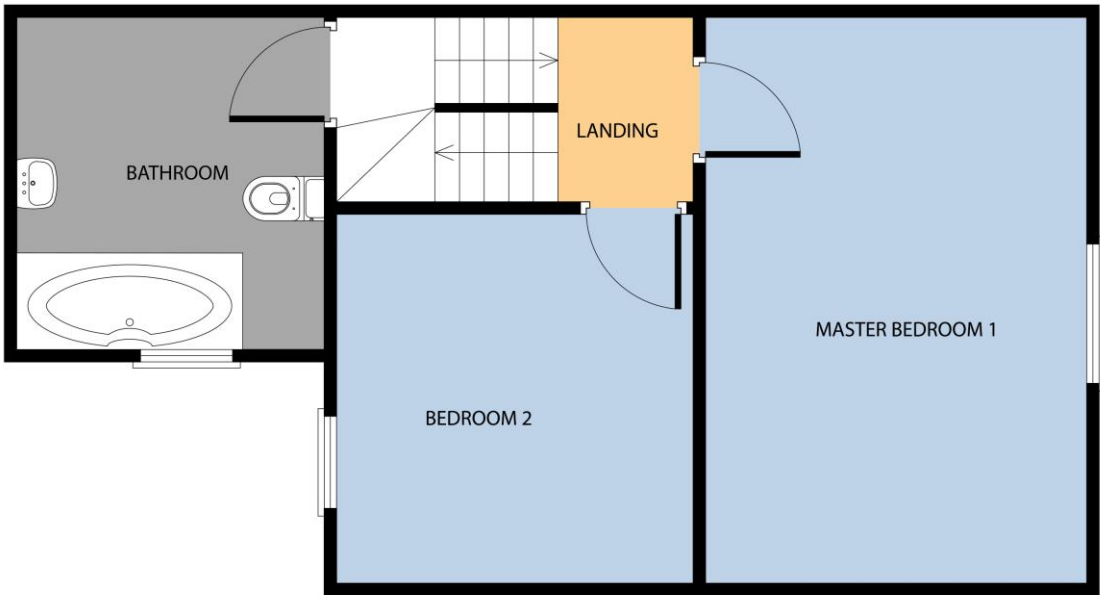


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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



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SECOND FLOOR



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