

FOR SALE

AMV: €120,000

File No. c662.BF



33 Bride Street, Wexford

- **Cosy kerbside 2 bedroomed town house situated in the heart of Wexford Town just off South Main Street.**
- **Superb location within walking distance of all town centre amenities and the fabulous Wexford Waterfront.**
- **The property is in need of some modernisation and upgrading, it has double glazed uPVC windows and oil-fired central heating and has much to offer any potential purchaser.**
- **Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393**



**Kehoe
& ASSOC.**

33 Bride Street

No. 33 Bride Street is a cosy 2 bedroomed kerbside town house situated in the heart of Wexford Town just off South Main Street. A ramble down the hill will take you to Wexford's Main Street with a host of amenities such as shops, boutiques, supermarket, pubs and restaurants, ramble a little further to enjoy the fabulous Wexford Waterfront. The property is in need of some modernisation and upgrading, it has double glazed uPVC windows and oil-fired central heating and has much to offer any potential purchaser. The sitting room and bathroom occupy the entire of the original ground floor of the property and a single storey extension offers a sizeable separate kitchen. Upstairs there are two bedrooms (one ensuite). There is a small enclosed yard and fuel store to the rear. A little modernisation would go a long way with this property and it would make a perfect home for anybody pursuing urban living in a thriving town.

Early viewing of this cosy kerbside townhouse comes highly recommended contact Wexford Auctioneers Kehoe & Assoc. 053-9144393.



ACCOMMODATION

Sitting Room	4.68m x 5.07m	With open fireplace, floor and built-in display cabinets, laminate floor and staircase to first floor..
Bathroom	1.82m x 2.13m	Fully tiled with w.c, w.h.b, and bath with power shower over.
Kitchen	4.01m x 2.73m	With floor and eye-level units, gas hob, extractor, electric oven, washing machine, dishwasher, pantry and tiled floor.
Master Bedroom	3.55m x 2.27m	With built-in wardrobe, laminate floor and shower room ensuite.
Ensuite	2.25m x 1.06m	Fully tiled, shower stall with electric shower, w.c., w.h.b.
First Floor		
Bedroom 2	2.73m x 2.72m	With built-in wardrobe and laminate floor.

Total Floor Area: c. 57.7 sq. m. (c. 620 sq. ft.)



FEATURES

- Attractive kerbside town house
- Superb location, close to the town centre.
- Walking distance of all amenities.

OUTSIDE

- Rear yard.
- Fuel store.

SERVICES

- Mains electricity
- Mains drainage.
- Mains water
- OFCH

DIRECTIONS: From the Crescent on Wexford Quay turn onto Cinema Lane (beside Kare Plus), turn left onto Main Street and take the next right onto Bride Street (beside Crowning Glory Hairdressers). No. 33 Bride Street is on the right-hand side. Y35V3H1



GROUND FLOOR

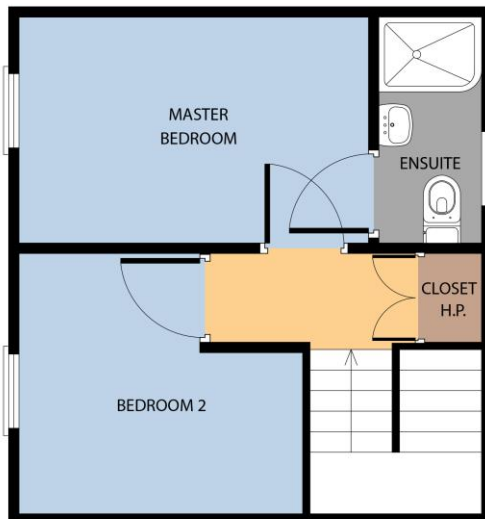


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Building Energy Rating (BER): G
BER No. : 114329022
Energy Performance Indicator: 602.74 kWh/m²/yr

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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