

# FOR SALE

AMV: €150,000

File No. c919.BF



## 1B Saint Peter's Square, Wexford

- Conveniently located kerbside 3 bedroomed town house situated in a corner position overlooking St. Peter's Square in the heart of Wexford Town.
- Superb location within walking distance of the Main Street, all town centre amenities and the fabulous Wexford Waterfront.
- The National Opera House, Wexford Arts Centre and Wexford Library are literally on your doorstep.
- The property is in need of some modernisation and upgrading it is deceptively spacious inside and has much to offer any potential purchaser.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe  
& ASSOC.**

## 1B Saint Peter's Square, Wexford

No. 1B Saint Peter's Square is a conveniently located kerbside town house situated in a corner position overlooking Saint Peter's Square in the heart of Wexford Town. 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 National Opera House, Wexford Arts Centre and Wexford Library are literally on your doorstep. The property is in need of some modernisation and upgrading, it is deceptively spacious inside and has much to offer any potential purchaser.

The accommodation is well laid out with living room, kitchen, bedroom and shower-room downstairs and 2 further bedrooms, bathroom and sitting room with open fireplace and lovely views of the Square and the Band Stand upstairs. There is a small enclosed yard to the rear. A little modernisation would go a long way with this property and it would make a perfect home for anyone looking for a spacious low maintenance home in the town centre.

Early viewing of this spacious well-located townhouse comes highly recommended contact Wexford Auctioneers Kehoe & Assoc. 053-9144393.



## ACCOMMODATION

Entrance Hallway	3.47m x 1.50m	Tiled floor.
Living Room	4.57m x 3.15m	
Kitchen	3.15m x 2.72m	Built-in units, electric cooker, fridge, washing machine, part tiled walls.
Rear Lobby	1.67m x 1.06m	Door to outside
Bedroom 1	5.25m x 2.90m	
Shower Room	2.75m x 2.05m	Tiled shower stall with electric shower, w.c, w.h.b.
Inner Hallway	3.89m x 2.19m	Stairs to first floor, understairs storage press and tiled floor.
<b>First Floor Return</b>		
Shower Room	2.75m x 2.05m	Tiled shower stall with electric shower, w.c., & w.h.b.
<b>First Floor</b>		
Bedroom 2	4.00m x 3.43m	
Sitting Room/ Bedroom 4	3.42m x 3.09m	Cast iron fireplace, built-in shelving.
Bedroom 3	3.00m x 2.48m	Built-in storage presses.

**Total Floor Area: c. 108 sq.m. (c. 1,162 sq.ft.)**





### Features

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

### Outside

- Rear yard
- Fronting Saint Peters Square
- Adjacent to public parking

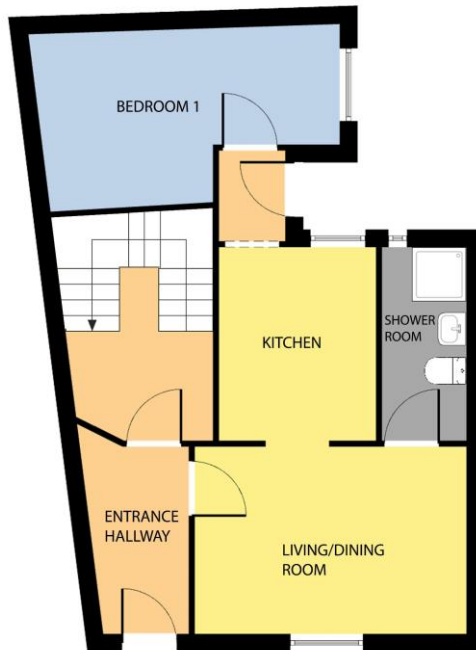
### Services

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

**VIEWING:** Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

**DIRECTIONS:** : Located on the corner of Saint Peter's Square and School Street. For Sale Sign. Y35V2D7

GROUND FLOOR



FIRST 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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**Building Energy Rating (BER): F**

**VIEWING:** Strictly by prior appointment with the sole selling agents.

**Kehoe & Assoc.,**

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