

FOR SALE

AMV: €155,000

File No. c918.BF



4 King Street Avenue, Wexford Y35P5P8

- Attractive townhouse conveniently located in a quiet cul-de-sac off King Street, within walking distance of Wexford's Main Street and Fabulous Waterfront.
- Perfectly positioned within walking distance of all amenities, close to Tesco and primary/secondary schools.
- Sunny patio area to the front, small rear yard and off-street parking.
- Acc.: Open plan sitting/dining room, kitchen, bathroom, utility room, 2 bedrooms, ensuite shower room and dressing room/office.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393.



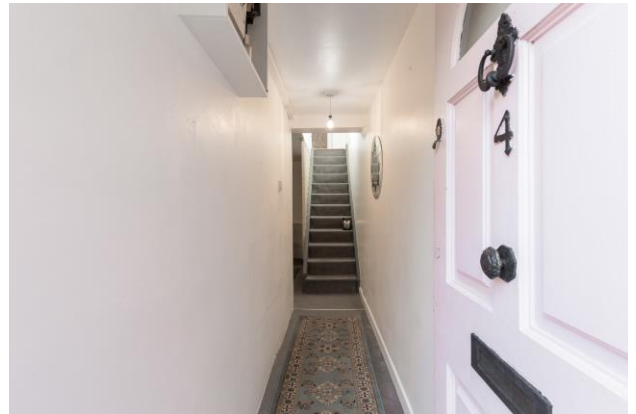
**Kehoe
& ASSOC.**

4 King Street Avenue, Wexford

No. 4 King Street Avenue is an attractive town house conveniently tucked away in a quiet cul-de-sac off King Street within walking distance of Wexford's Main Street and Fabulous Waterfront. A short stroll will take you to Wexford's South Main Street with a host of amenities such as shops, supermarket, pubs, restaurants, etc.

The property has been well maintained and is presented to the market in good condition throughout. There is a substantial two storey extension to the rear housing the kitchen, bathroom and utility downstairs and large ensuite master bedroom upstairs. There are only four houses in King Street Avenue and they share communal off-street parking. There is a lovely sunny patio area to the front with ample space for outdoor dining and a small enclosed yard to the rear. This is an ideal low maintenance property for anyone wanting to downsize, it would also be a perfect home for first time buyers or investors.

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



Accommodation

Entrance Hallway	3.42m x 0.90m
Dining Room	3.35m x 4.07m
Sitting Room	3.40m x 3.03m
Kitchen	4.22m x 2.22m

Utility Room	1.56m x 1.39m
Bathroom	3.07m x 1.37m

First Floor

Bedroom 1	3.68m x 4.30m
Ensuite	2.04m x 1.38m
Bedroom 2	4.19m x 3.02m
Dressing Room / Office	3.23m x 2.68m

Open plan to:

With Henley solid fuel stove.

With excellent range of built-in units, double bowl stainless steel sink unit, electric cooker, extractor, breakfast bar, part-tiled walls. French doors to rear yard.

With plumbing for washing machine.

With bath with electric shower over, w.c, w.h.b, part-tiled walls and tiled floor.

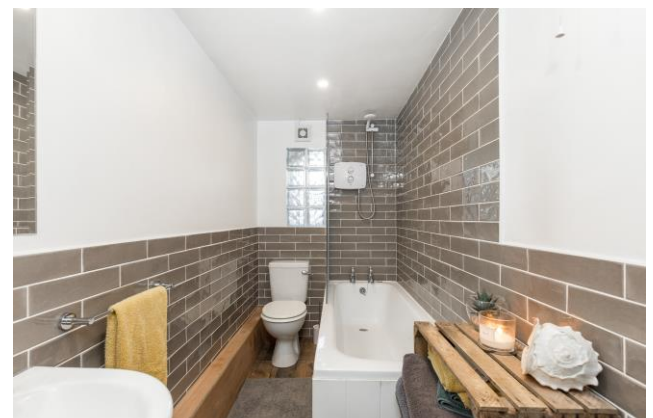
With vaulted timber ceiling and shower room ensuite. Hotpress with dual immersion.

Tiled shower stall with power shower, w.c and w.h.b.

With RV sheeted ceiling.

With excellent hanging space and built-in storage.

Total Floor Area: c88.5 sq.m. / c952 sq.ft.





Features

- Substantial two storey extension offering excellent accommodation.
- Superb location, close to the town centre.
- Walking distance of all amenities.

NOTE: All carpets, curtains, blinds, light fittings, electric cooker, extractor and barna shed are included in the sale.

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

DIRECTIONS: Proceed southwards along The Quay and turn right onto King Street at traffic lights beside the Talbot Hotel. Proceed along King Street passing the junction with Main Street. Continue past Lambert Place on your left and King Street Avenue is the next left just before The Pillar and Traffic Lights. Viewers are requested to park on the street and walk to the property and King Street Avenue Parking is for residents only. For Sale Sign. **Eircode Y35P5P8.**

Outside

- Patio area with sunny aspect.
- Enclosed rear yard.
- Communal off-street residents parking.
- Barna shed.

Services

- Mains electricity
- Mains drainage.
- Mains water
- Electric heating.
- High speed broadband.



GROUND FLOOR

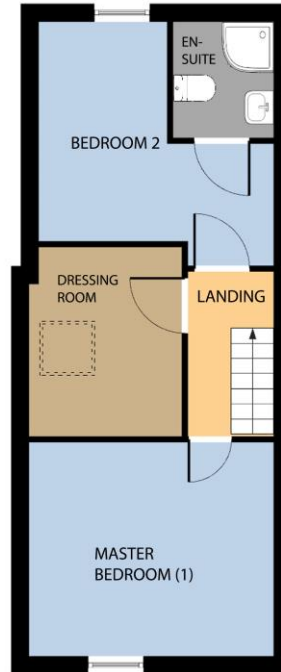


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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



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Building Energy Rating (BER): G BER No. 105136352
Energy Performance Indicator: 96.6 kWh/m²/yr

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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. PRA No. 002141