

FOR SALE

AMV: €95,000

File No. d100.BF



8 Bride Place, Wexford.

- Cosy 2 bedroomed kerbside townhouse situated in the heart of Wexford Town just across the street from Bride Street Church.
- Superb location within walking distance of all town centre amenities and the fabulous Wexford Waterfront.
- The property is presented in its original condition and is an ideal refurbishment project. It has much to offer any potential purchaser looking for a town centre home that they can re-model to their own taste and specification.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

8 Bride Place, Wexford.

No. 8 Bride Place is a cosy 2 bedroomed kerbside townhouse situated in the heart of Wexford Town just across the street from Bride Street Church. A stroll 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 refurbishment and modernisation and has much to offer anyone looking for a project. It is the traditional 2up 2down townhouse in its original condition with an extension to the rear. It has huge potential to re-design the interior and re-model the extension focusing on the fabulous westerly aspect. The enclosed rear yard is an absolute suntrap and would make a lovely courtyard style garden.

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



ACCOMMODATION

Sitting Room	4.29m x 2.29m	With laminate flooring and open fireplace
Bedroom 3	2.90m x 1.90m	With laminate flooring
Kitchen	2.86m x 0.81m	With built-in units, double bowl stainless steel sink unit, plumbing for washing machine
Shower Room	1.85m x 1.99m	With tiled shower stall with electric shower, w.c. and built-in storage press
Rear Lobby	1.41m x 0.82m	
Toilet	1.57m x 0.87m	W.c.
First Floor		
Bedroom 1	4.18m x 2.61m	With timber flooring, built-in wardrobe
Bedroom 2	3.11m x 2.17m	With timber flooring

Total Floor Area: c. 56.87 sq.m. (c. 612 sq.ft.)



Features

- Traditional 2up 2down townhouse
- Ideal refurbishment project
- Superb location, close to the town centre
- Walking distance of all amenities

Outside

- Enclosed rear yard
- Fabulous westerly aspect

Services

- Mains electricity
- Mains water
- Mains drainage

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: No. 8 Bride Place is located directly across the street from Bride Street Church. **Eircode Y35K4A6**



GROUND FLOOR

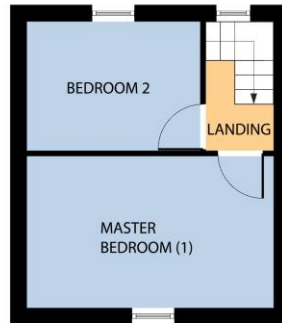


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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. 114863897
Energy Performance Indicator: 564.81 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



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