

FOR SALE

AMV: €75,000

File No. c802.BF



11 Pembroke House, Abbey Street Co. Wexford

- Spacious 1 bedroomed ground floor apartment situated in the heart of Wexford Town right next door to the Clayton Whites Hotel on Abbey Street.
- 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, Wexford Library and a host of excellent restaurants are literally on your doorstep.
- This property is a real hidden gem completely private from the street and accessed through an attractive courtyard. The property is in need of total upgrading and modernisation and offers a complete blank canvass to anyone with imagination and a desire to create their own personal style
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

11 Pembroke House, Abbey Street, Co. Wexford

Description: No. 11 Pembroke House is a real hidden gem in the centre of Wexford Town. Superbly located on Abbey Street right next door to the Clayton Whites Hotel, convenience does not get much better than this. A short stroll down through Cornmarket 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 and a host of excellent eateries are literally on your doorstep.

This 1 bedroomed ground floor apartment requires total upgrading and modernisation. It offers a complete blank canvass to anyone with imagination and a desire to create their own personal style. The layout is flexible and could easily be re-arranged currently offering an open-plan living room, kitchen, bedroom and shower room. Shared courtyard to the front with lovely sunny aspect and enclosed yard to the rear.

This property would make a perfect bolt-hole for Opera lovers or anyone visiting Wexford on a regular basis looking for a second home. It would also have much to offer any singles or professional couples looking for a low maintenance town centre home.

Early viewing of this superbly located 1 bedroomed ground floor apartment comes highly recommended contact Wexford Auctioneers Kehoe & Assoc. 053-9144393.



ACCOMMODATION

Living Room	5.64m x 4.17m	With sliding patio doors to outside.
Kitchen	4.67m x 1.41m	With door to outside.
Room	3.59m x 1.94m	With built-in closet.
Shower Room	1.47m x 1.64m	With tiled shower stall, wc, whb and tiled floor.

Total Floor Area: c. 44.24 sq.m./ 476 sq.ft.





Features

- Superb location, close to the town centre.
- Walking distance of all amenities
- Blank canvass to create your own personal style

Outside

- Enclosed shared courtyard.
- Lovely sunny aspect.
- Enclosed rear yard.

Services

- Mains electricity
- Mains drainage.
- Mains water
- Electric storage heating.

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

DIRECTIONS: Located on Abbey Street right next to the Clayton Whites Hotel.
For Sale Sign. Y35K611



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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Building Energy Rating (BER): G BER No. 107342453
Energy Performance Indicator: 892.63 kWh/m²/yr

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

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