

FOR SALE

AMV: €275,000

File No. d253.CWM



No. 32 & No. 34 William Street, Wexford

- Fantastic investment opportunity for an astute investor with a total of c. 249 sq.m Total Floor Area.
- 2 kerbside properties consisting of 1 bedsit, 6 one bedroom studios and 1 two bedroomed studio.
- Prime location 750m from Wexford Town's South Main Street and quay front.
- West facing rear lawn area.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

No. 32 & No. 34 William Street, Wexford

Description: No. 32 and No. 34 William Street Lower are ideally located within walking distance to Wexford Town's main thoroughfare. All amenities are literally on your doorstep including an array of retail and hospitality units. Wexford Campus (Carlow IT), Wexford Bus & Train Stations, Wexford Golf Club and St. Mary's Maudlintown G.F.C are all within 20minutes walking distance. No. 32 extends to c. 104 sq.m. / 1,119 sq.ft. and comprises of one bedsit and studio on the ground floor and one studio on the first and second floor.

No. 34 extends to c. 145 sq.m. / 1,561 sq.ft. and comprises of one bedsit on the ground floor, first floor and second floor. There is also a two-bedroom apartment on the ground floor with rear door access to the back garden. Both properties are in need of complete refurbishment. The potential of these properties is limited only by the imagination. Viewing comes highly recommended to those searching for an investment property in a highly lettable location.

Potential Rent after refurb:

- Bedsit - €650 p.m / €7,800 p.a
- 1-Bed Studio - €725 p.m / €8,700 p.a (6 Units)
- 2-Bed Studio - €825 p.m / €9,912 p.a

Total Potential Income Per Annum - €69,712



ACCOMMODATION No. 32 WILLIAM STREET

Ground Floor

Entrance Hallway 6.74m x 1.65m(max) Staircase to 2nd floor, plumbed for washing machine beneath stairs.

Bedsit 1

Kitchen/ Living room 4.80m x 2.18m Door to rear door.

W.C. 1.80m x 1.56m With w.c., w.h.b. and Triton t80xr electric shower.

Total Floor Area: c. 13 sq.m. / (c. 140 sq.ft.)

Studio 1

Kitchen / Living

Bedroom

W.C

Total Floor Area: c. sq.m. / (c. sq.ft.)

First Floor

Studio 2

Room 1 3.25m x 2.49m

Room 2 4.42m x 2.93m

Total Floor Area: c. 21 sq.m. / (c. 226 sq.ft.)

Second Floor

Studio 3

Room 1 2.65m x 3.02m

Room 2 3.01m x 4.37m

Total Floor Area: c. 21 sq.m. / (c. 226 sq.ft.)

Total Floor Area: c. 104 sq.m. (c. 1,119 sq.ft.)



ACCOMMODATION No. 34 WILLIAM STREET

Entrance Hallway 7.25m x 0.98m Tiled floor- plumbing for washing machine beneath stairs, staircase to 2nd floor.

Ground Floor

Studio 1

Kitchen/Living 3.85m x 2.86m Stainless steel sink and electric oven & hob.
Bedroom 3.42m x 2.35m
Shower room 1.84m x 1.49m With w.c., w.h.b. and Triton t90i electric shower.

Total Floor Area: c. 22 sq.m. / (c. 237 sq.ft.)

Studio 2 (2 Bed-Smoke Damage)

Kitchen 3.77m x 2.70m
W.C. 1.82m x 1.43m
Sitting Room 2.97m x 2.55m
Hallway 7.14m x 0.88m With door to rear garden and small yard. (2.85m x 1.83m)
Bedroom 1 2.88m x 2.58m
Bedroom 2 2.98m x 2.49m

Total Floor Area: c. 42 sq.m. / (c. 452 sq.ft.)

First Floor

Studio 3

Kitchen / Living Room 3.05m x 4.66m Stainless steel sink and electric oven & hob.
Bedroom 3.21m x 1.83m
Hallway 5.55m x 0.92m
Office 2.42m x 2.00m
W.C. 1.68m x 1.39m With w.c., w.h.b and Triton t90i electric shower.

Total Floor Area: c. 32 sq.m. / (c. 344 sq.ft.)

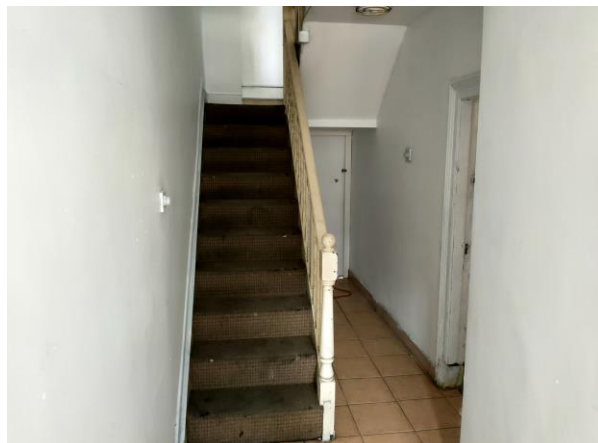
Second Floor

Studio 4

Kitchen / Living Area 4.60m x 2.41m Stainless steel sink and electric oven & hob.
Bedroom 3.08m x 2.13m
W.C. 2.86m x 1.66m With w.c., w.h.b. and Triton t90si electric shower.

Total Floor Area: c. 22 sq.m. / (c. 237 sq.ft.)

Total Floor Area: c. 145 sq.m. (c. 1,561 sq.ft.)



Features

- Highly lettable location.
- Walking distance to all amenities.
- c. 249 sq.m Total Floor Area across both properties.

Outside

- West facing rear aspect
- Rear lawn areas behind both properties
- Enclosed bin area to the front

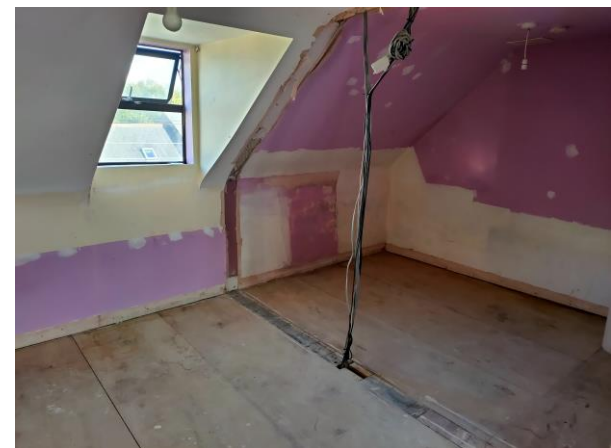
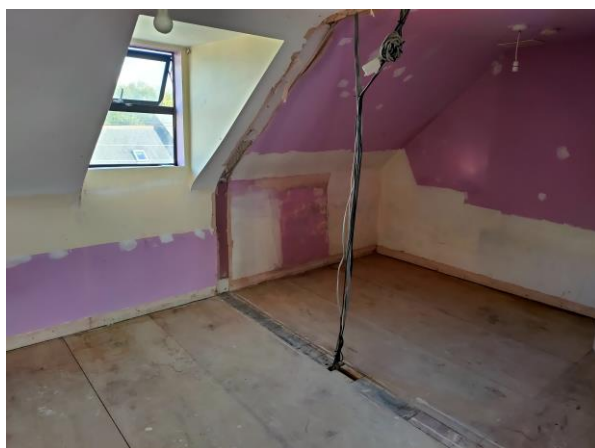
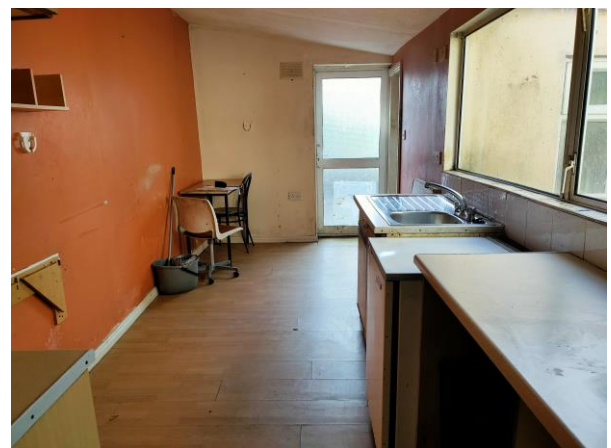
Services

- Mains water
- Mains drainage
- ESB
- High speed broadband available

NOTE: These properties are in need of full refurbishment and the 2-bedroom studio in No. 34 has extensive fire damage.

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

DIRECTIONS: Proceed along Wexford Quay passing the Talbot Hotel on your right hand side. Continue up William Street and the properties for sale will be on the right hand side. (For Sale Board).
Eircode: Y35 P983







Building Energy Rating (BER)	Rating	BER No	Performance Indicator
No. 32 William Street	G	115487845	506.76
No. 34 William Street	G	115488231	473.15

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

Sales Agent
CATRIONA MURPHY
087 2427525

Email: catriona@kehoeproperty.com

Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



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. PRSA No. 002141