

# FOR SALE

AMV: €190,000

File No. d287.BF



## 91 Kennedy Park, Wexford

- **Excellent 3 bedroomed mid-terraced town house situated in a quiet cul-de-sac in this much sought-after mature residential area close to all town amenities.**
- **The property has been modernised and upgraded with triple glazed uPVC windows/doors, wall/attic insulation, fitted kitchen, back boiler stove and oil fired central heating. Tastefully decorated and presented in mint condition throughout.**
- **The accommodation briefly comprises entrance porch, entrance hallway, sitting room, kitchen and shower room at ground floor level with 3 bedrooms at first floor level.**
- **Outside there is an enclosed garden to the front and private garden with paved patio area, boiler house/fuel store and garden shed to the rear.**

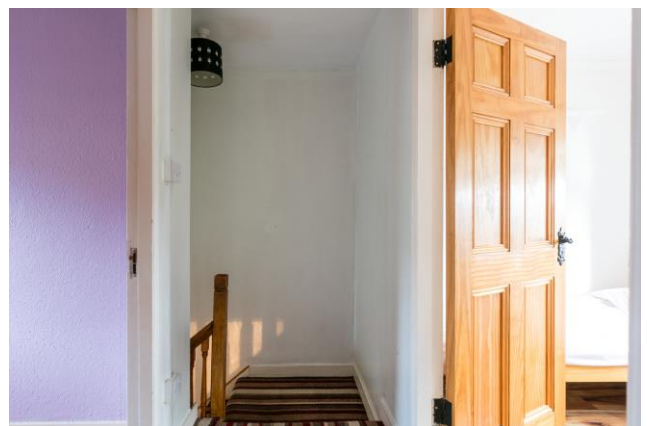


**Kehoe  
& ASSOC.**

# 91 Kennedy Park, Wexford

**Description:** Excellent 3 bedroomed mid-terraced town house situated in a quiet cul-de-sac in this much sought-after mature residential area close to all town amenities. Conveniently located within easy walking distance of both primary and secondary schools, shops, supermarkets, pubs and all town centre amenities.

The property has been modernised and upgraded with triple glazed uPVC windows/doors, wall/attic insulation, fitted kitchen, back boiler stove and oil-fired central heating. Tastefully decorated and presented in mint condition throughout. Outside there is an enclosed garden to the front and private garden with paved patio area, boiler house/fuel store and garden shed to the rear. This property would make an ideal starter home or excellent investment property. Early viewing of this attractive townhouse is highly recommended, contact the sole selling Wexford Auctioneers Kehoe & Assoc. at 053 9144393.



## **ACCOMMODATION**

Entrance Porch	1.25m x 1.69m	With tiled floor and double doors to:
Entrance Hallway	5.61m x 1.81m	With laminate floor and door to rear garden.
Sitting Room	4.05m x 3.67m	Feature open fireplace with solid fuel stove, laminate floor and door to:
Kitchen	5.65m x 2.10m	With built in floor and eye level units, electric cooker extractor, washing machine and fridge, part tiled walls and tiled floor
Shower Room	2.36m x 1.42m	Fully tiled with shower stall with electric shower, w.c. and w.h.b.
First Floor		
Bedroom 1	5.60m x 2.93m	With built-in wardrobe and storage closet.
Bedroom 2	3.53m x 2.53m	With storage closet, laminate floor and hotpress with dual immersion.
Bedroom 3	2.34m x 2.22m	With built in wardrobes and laminate floor.
<b>Total Floor Area: c. 82.35 sq.m. (c. 886.40 sq.ft.)</b>		





### Features

- Quiet cul-de-sac location
- Easy access to all amenities
- Walking distance of both primary and secondary schools
- Mature residential area

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

**DIRECTIONS:** Proceed Southwards on Wexford Quays to the traffic lights at the Talbot Hotel and turn right onto King Street. Proceed straight through the traffic lights at Tesco and continue to the Bishopswater Roundabout. Take the 3<sup>rd</sup> exit and then the next left to Kennedy Park proceed up the hill and take the first turn left into Kennedy Park. No. 91 is located on the right-hand side with a For Sale board. Eircode Y35 W5X5

### Outside

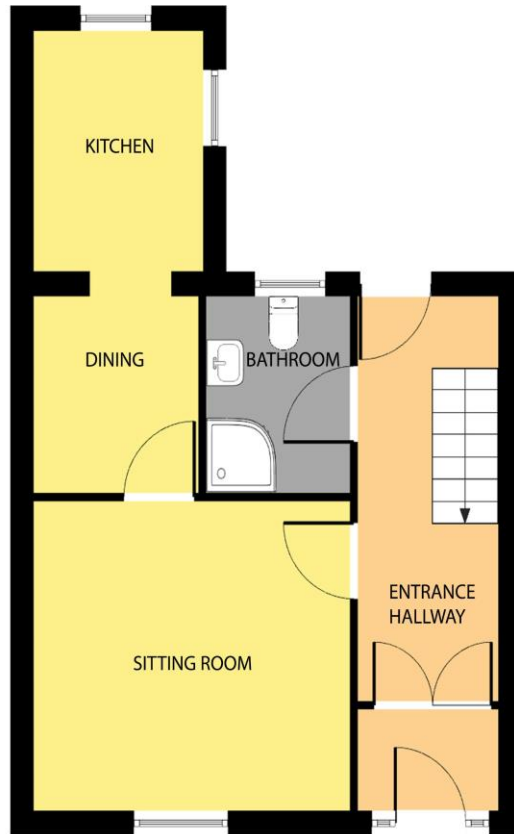
- Enclosed front garden
- Private rear garden
- Boiler house/fuel store
- Garden shed

### Services

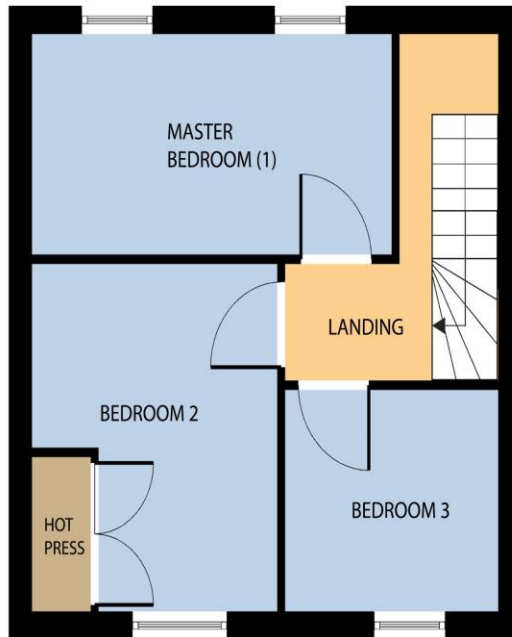
- Mains electricity
- Mains water
- Mains drainage
- Dual SFCH / OFCH



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.

**Building Energy Rating (BER): C3    BER No. 116025768**  
**Energy Performance Indicator: 204.11 kWh/m<sup>2</sup>/yr**

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

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These particulars are issued for guidance purposes only and do not form part of any contract and are that all negotiations regarding this property will be conducted through this firm. PRA No. 002141

