

FOR SALE

AMV: €190,000

File No. d307.CWM



No. 13 The Pillar, King Street, Wexford

- Superb location within walking distance of all imaginable amenities in Wexford Town Centre.
- Terraced townhouse in a quiet courtyard mature development.
- Comprising of 2 bedroom and 2 bathrooms, extending to c. 71 sq.m. / 765 sq.ft.
- Accommodation in brief comprises of entrance hallway, open plan living/dining area, kitchen, 2 bedrooms (master en-suite) and family bathroom
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

No. 13 The Pillar, King Street, Wexford

No. 13 The Pillar is a recently refurbished outstanding 2 bedroom terraced townhouse, located in one of the most sought-after & easy access areas of Wexford Town Centre. All amenities including Main Street shopping, supermarkets, bars & restaurants and Wexford's stunning Quay-front, all within walking distance.

The property is ideally located in a very attracted stone brick development with communal parking. The accommodation is laid out over two floors. On the ground floor, you enter into the hallway with beautiful black & white tiles. Following through to a large open plan living/dining area with dual aspect lighting and compact kitchen area, with all appliances included. On the first floor the accommodation comprises of 2 bedrooms (master en-suite) and family bathroom, all generously proportioned in size.

Viewing comes highly recommended and is by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. on 053 9144393.



ACCOMMODATION

Entrance Hallway	2.57m (max) x 2.09m (max)	Tiled flooring.
Open Plan Living / Dining Area	6.29m x 4.48m	Timber laminate flooring, 3.11m high ceilings. Door to hotpress and storage under staircase.
Kitchen	2.47m x 2.12m	Laminate flooring, floor & eye level cabinets, stainless steel sink with drainer, Indesit washing, Nordmende under-counter fridge, Indesit dryer, electric oven & hob, extractor fan overhead.

Carpeted timber staircase leading to first floor

Bedroom 1	3.50m x 3.48m	Carpeted flooring, window overlooking central courtyard.
En-suite	2.09m x 2.18m	Lino flooring, corner shower stall with tiled surround & Myra pressure pump shower. Velux sky-light, w.h.b. with tiled splashback, mirror & lighting overhead, w.c.
Bedroom 2	3.47m x 2.86m	Carpeted flooring.
Family Bathroom	3.15m x 1.91m	Lino flooring, bath with tiled surround, w.h.b. with tiled splashback, mirror & light overhead, w.c.

Total Floor Area: c. 71 sq.m. / 765 sq.ft.





Features

- Superb town centre location
- 2 bedroom, 2 bathroom
- Extending to c. 71 sq.m. / 765 sq.ft.
- All appliances included in the sale

Outside

- Private and quiet courtyard setting.
- Communal parking

Services

- Mains water
- Mains drainage
- Electric storage heaters throughout
- Fibre Broadband available

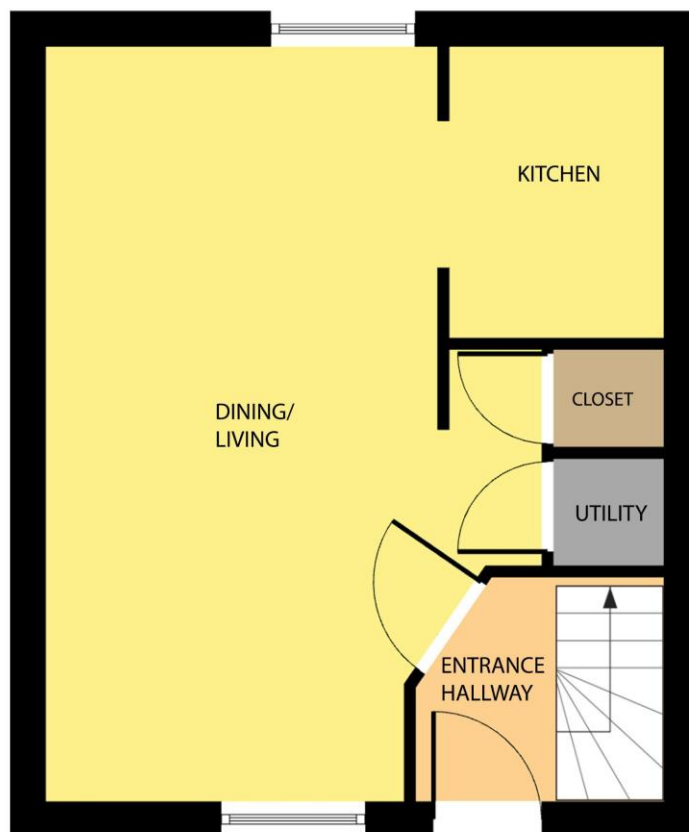
Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Please Note: All appliances are included in the sale.

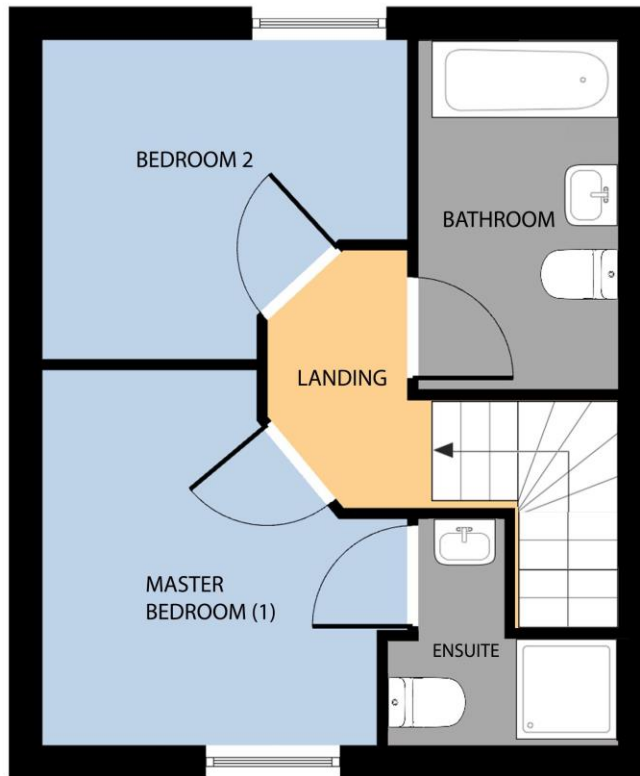
Directions: Eircode: Y35 TNY6



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 mis-statement. 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): E1 **BER No. 116082843**
Energy Performance Indicator: 329.11 kWh/m²/yr

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

Sales Agent
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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. PRSA No. 002141