

FOR SALE

AMV: €150,000

File No. d354.CWM



No. 8 Peter Street Wexford

- Town centre property steps away from Wexford Main Street
- Terrace townhouse, 2 bedrooms extending to c. 68 sq.m. / 732 sq.ft.
- Courtyard to the rear meeting the town walls.
- Accommodation comprises of: Entrance Hall, sitting room, kitchen, extension with bathroom under flat roof with access to the courtyard
Timber staircase to the first floor with a landing and two bedrooms.
There is access with a Stira to the second-floor attic conversion which has been cleverly arranged fitting a dedicated office.
- To arrange a suitable viewing time, contact the sole selling agents Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

No. 8 Peter Street, Wexford

Kehoe & Assoc is delighted to present No. 8 Peters Street to the market. The property is only steps away from the Wexford Main Street where all imaginable amenities are available. The properties at Peter Street have seen much renovation in recent years and the newly opened coffee restaurant at Harpur Eleven is only doors away.

This terrace townhouse was recently renovated by its current owner, who has creatively designed custom joinery to maximise storage and utility spaces. Further improvements include the attic conversion space to accommodate an office. The introduction of a Stanley Lismore solid fuel stove with back boiler serves the heating system throughout the property.

The accommodation comprises of an entrance hall, sitting room with stove, kitchen, under stairs washer / dryer and family bathroom. Upstairs there are two bedrooms, one includes the hotpress. From the landing space there is a stira access to the converted attic with an office space measuring 9.5 sq.m.

The rear garden outside has the benefit of a southerly aspect with concrete grounds, steel shed and there is a new elevated al fresco dining area.

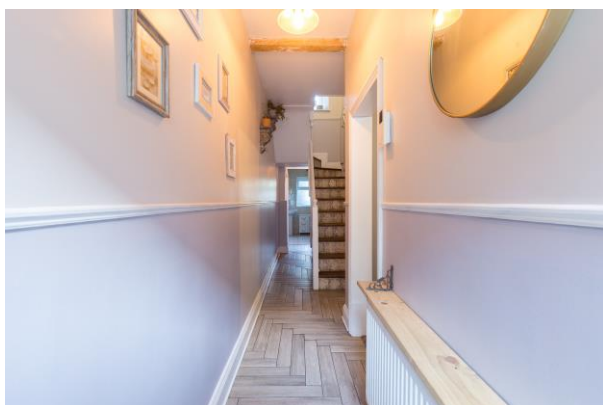
To arrange an early viewing appointment for this property, contact Wexford Auctioneers Kehoe & Associates on 053 9144393



ACCOMMODATION

Entrance Hallway	6.90m x 1.31m (max)	Herringbone style tiling, Whirlpool washing machine & Whirlpool dryer neatly fitted under staircase. Further press with boot-room storage. Door to rear courtyard.
Sitting Room	3.29m x 3.05m	Timber laminate flooring, feature fireplace with Stanley Lismore solid fuel stove with back boiler, on a tiled hearth (heating all radiators) & t.v. point overhead. Dual sided alcoves, large window overlooking Peter Street.
Kitchen	3.07m x 2.43m	Herringbone style tiling, window overlooking rear courtyard with southerly aspect. Stainless steel sink unit with oak stained worktop and tiled splashback. 4-ring gas hob with extractor fan overhead. Whirlpool dishwasher, Whirlpool fridge-freezer, Beko electric double oven.
Family Bathroom	2.32m x 1.69m	Fully tiled, corner shower stall with Triton T90z. Window facing rear garden, w.h.b. with mirror cabinet overhead, w.c.
Timber staircase leading to first floor with tiled risers.		
Master Bedroom	3.82m x 3.05m	Timber laminate flooring, large window overlooking Peter Street. Hotpress with back boiler & electric immersion and shelving. Network alarm system.
Bedroom 2	3.05m x 2.34m	Timber laminate flooring, window overlooking rear courtyard with views of Wexford Opera House.
Attic Conversion		
Landing	3.10m (max) x 1.34m (max)	T&G flooring, stained.
Office	3.74m x 2.52m	Timber laminate flooring, dual access into eaves With boarded storage space. Velux window overlooking Wexford Opera House and sea views

Total Floor Area: c. 68 sq.m. / 732 sq.ft.





Features

- Steps away from Wexford Main Street
- Two-bedroom terrace townhouse
- Extending to c. 68 sq.m. / 732 sq.ft.
- A street experiencing urban regeneration

Outside

- Street parking
- Garden to the rear
- Al fresco dining area
- Concrete grounds

Services

- Mains water
- Mains drainage
- BBCH heating system in a Stanley Lismore solid fuel stove
- Alarm
- fibre Broadband available.

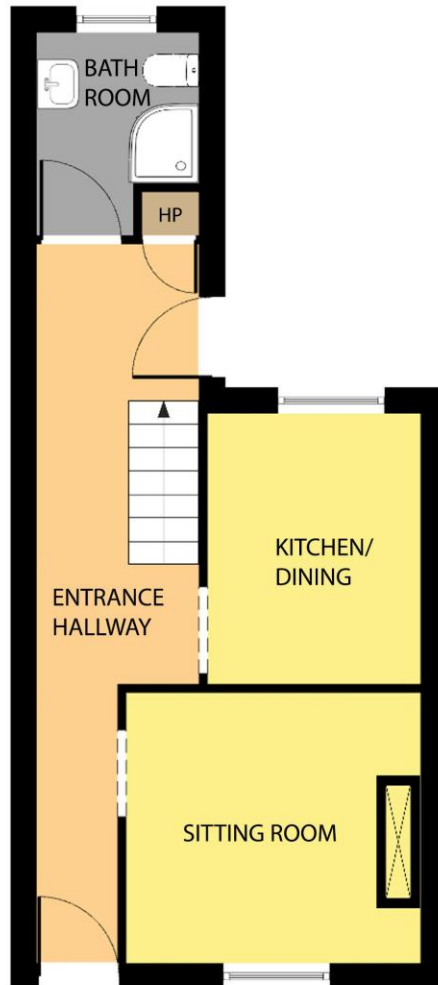
VIEWING: Property must be viewed to be fully appreciated. Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393

DIRECTIONS: Eircode Y35 A2N0

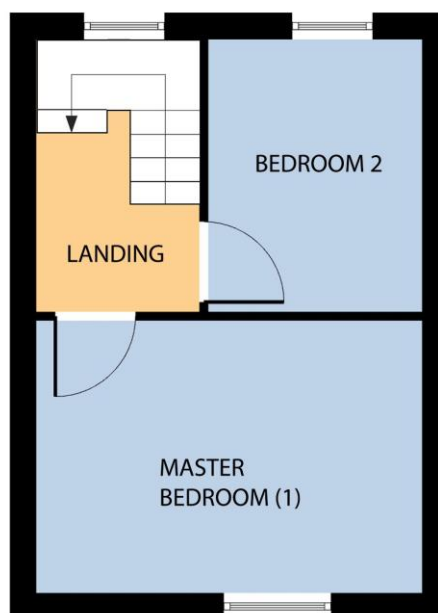




GROUND FLOOR



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.

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Building Energy Rating (BER): F BER No. 101593697
Energy Performance Indicator: 449.65 kWh/m²/yr

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

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