

FOR SALE

AMV: €170,000

File No. c782.BF



8 Skeffington Street, Wexford

- 4 bedroomed three storey residence extending to c.105 sq.m / 1,135 sq.ft
- Recently upgraded and presented in excellent condition.
- Located just off Wexfords North Main Street within easy reach of all amenities.
- A short stroll to Wexford's waterfront and bus/rail services.
- Viewing strictly by prior appointment with the sole selling agents only.



**Kehoe
& ASSOC.**

8 Skeffington Street, Wexford

No. 8 Skeffington Street is a three-storey, 4-bedroomed residence with a total floor area extending to c.105 sq.m / 1,135 sq.ft. This mid-terraced town house is a stones throw from all facilities and amenities including Wexford's Quays wonderful waterfront and Wexfords bus and rail station.

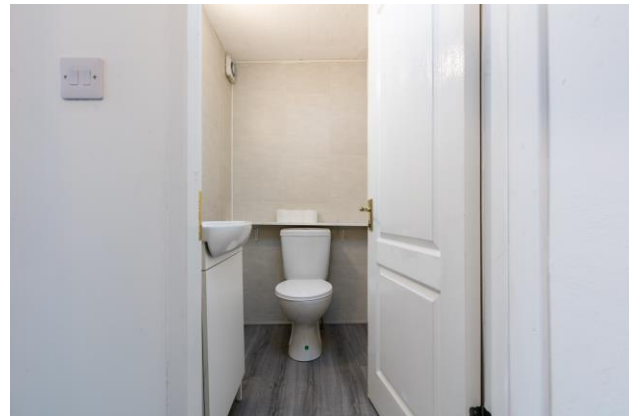
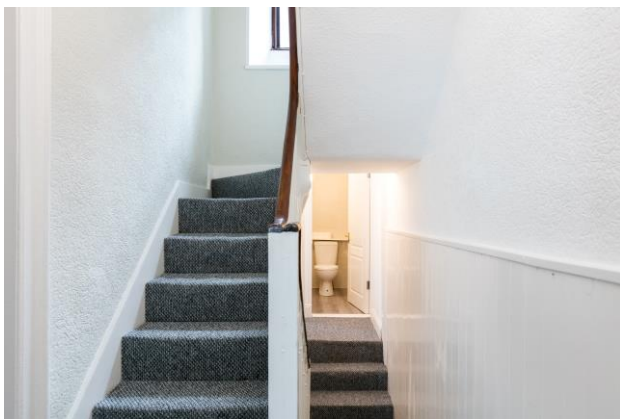
Recently upgraded with modern kitchen, bathrooms, solid fuel stove, insulation and new central heating boiler. The accommodation briefly comprises of an entrance hallway, living room and kitchen on the ground floor, 2 bedrooms, shower room and toilet on the first floor and 2 additional bedrooms on the second floor. Small enclosed yard to the rear.

The property offers potential to anybody seeking to get on the property ladder or for investment purposes, many of the properties in this street are occupied by businesses and offices. Early viewing comes highly recommended, contact Wexford Auctioneers Kehoe & Associates 053-9144393.



ACCOMMODATION

Entrance Hallway	6.54m x 1.00m	With laminate floor, under stairs storage and staircase to first and second floors.
Sitting Room	6.14m x 3.42m	With solid fuel stove and carpet flooring.
Kitchen	2.77m x 2.53m	With built-in floor and eye-level units, hob, oven, extractor, washing machine, fridge-freezer, part tiled walls, tiled floor and door to outside.
First Floor		
Shower Room	2.78m x 2.68m	Tiled shower stall with electric shower, w.c, w.h.b and heated towel rail.
Toilet	2.68m x 0.98m	With w.c. and w.h.b.
Master Bedroom	4.42m x 3.18m	
Bedroom 2	3.06m x 2.91m	
Second Floor		
Bedroom 3	4.50m x 3.15m	With laminate floor.
Bedroom 4	3.05m x 2.91m	With laminate floor and built-in storage press.
Total Floor area: c.105 sq.m / 1,135 sq.ft		



FEATURES

- Excellent location just off Wexford's Main Street
- Spacious accommodation
- Recently upgraded and modernised.

OUTSIDE

- Rear Yard

SERVICES

- Mains water.
- Mains electricity
- Mains drainage
- OFCH

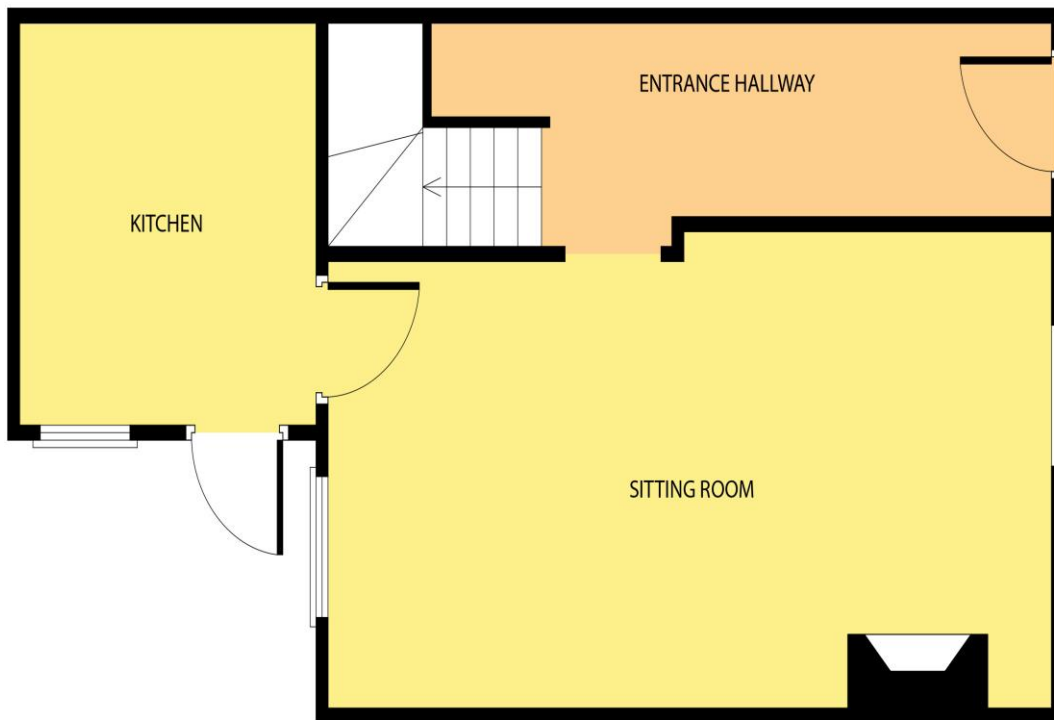
DIRECTIONS: Off Wexford main street. Y35 E2R0



Wexford Town



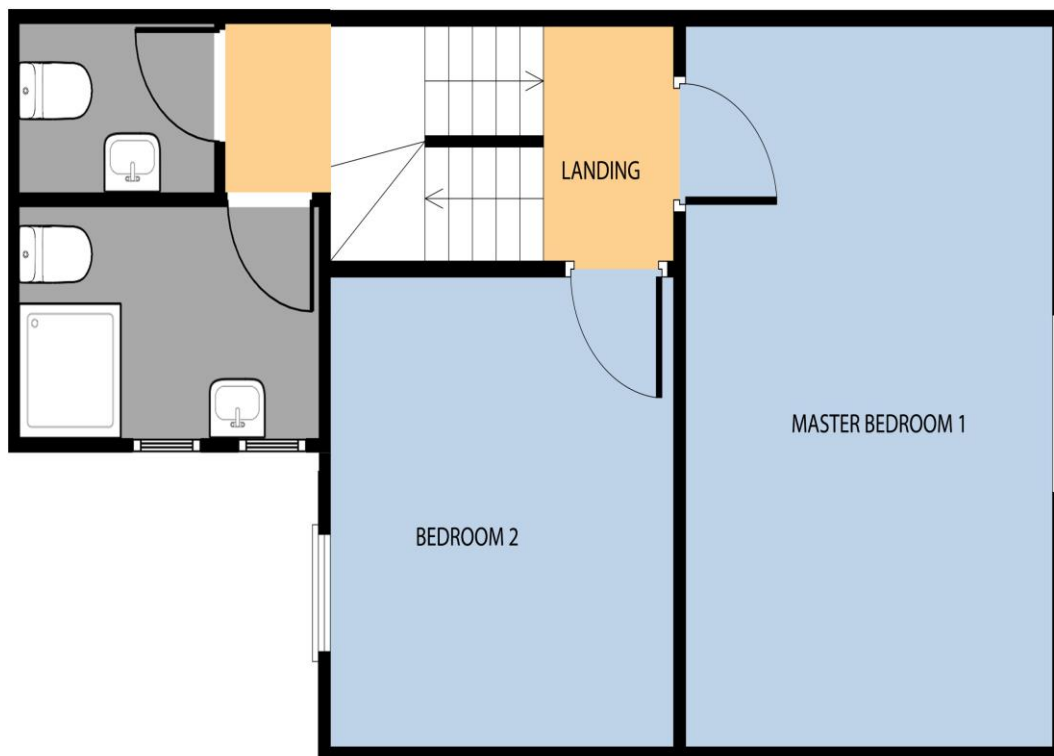
GROUND FLOOR



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 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.



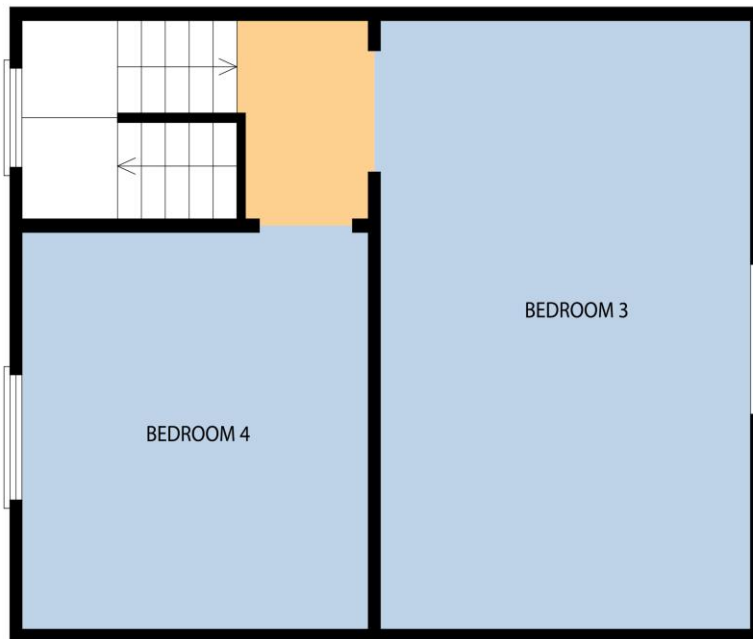
FIRST FLOOR



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.



SECOND 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.

COPYRIGHT: SHOWCASE IMAGES.JE



Building Energy Rating (BER): C3

BER No.: 111568663

Energy Performance Indicator: 206.28

Selling Agent: Bernie Farrell

Contact No: 0872501492

Email: bernie@kehoeproperty.com



VIEWING: Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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