

FOR SALE

AMV: €275,000

File No. d309.CM



11 Rowe Street Lower, Wexford

- Prime town centre location within walking distance to all amenities.
- Extensive accommodation laid out over 3 floors extending to c. 168 sq.m. / 1,808 sq.ft.
- Potential use ranges from a town residence or professional office space.
- Original features add to the character of this 1830's townhouse.
- Small yard area at the rear benefitting from a southerly aspect.
- Accommodation comprises; entrance hallway, 3 reception rooms, kitchen, dining room, bathroom, storage room and 3 bedrooms.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

11 Rowe Street Lower, Wexford

Description: Built between 1830 – 1840, this three-storey town residence is steps from the heart of Wexford Town's Main Street at only 60 metres. 11 Rowe Street Lower occupies a corner plot between Rowe Street and High Street, which is also the address of the renowned National Opera House. This town centre location really is unrivalled with all town amenities right on your doorstep. These include Wexford Town Library, post office, churches, shops, bars, restaurants, pharmacies, etc. Wexford's rail and bus stations are within 1km and Wexford's picturesque quayfront is a mere 200m away. Wexford's beautiful 'Blue Flag' beaches Curracloe and Rosslare Strand are 11km and 15km away respectively. This property is ideal for those who love to have everything at arm's length.

This two-bay townhouse offers spacious accommodation extending to c. 168 sq.m. / 1,808 sq.ft. laid out over three floors. The ground floor comprises two large reception room and a kitchen. There is a third reception, a dining room and a bathroom on the first floor with three bedrooms and a storage room on the second floor. There is a small yard area at the rear of the property that extends to c. 12 sq.m. and benefits from a southerly aspect. This is a listed property on the Record of Protected Structures in Wexford (PRS No. 15503109). The original timber panelled pilaster doorcase on cut-granite padstones, and timber panelled door with decorative overlight adds to the character of this property. This property has much potential to remain residential or equally to be used commercially, as an architects, solicitors or accountancy office. This is the perfect opportunity for anyone who wants to live or work in this prime location.

Wexford Quays



National Opera House

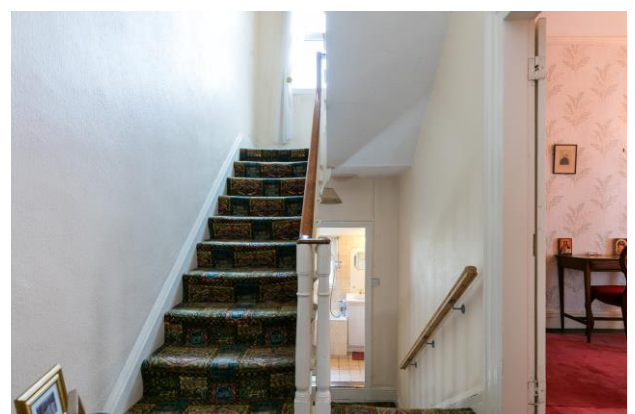


Curracloe Beach



Rosslare Strand





ACCOMMODATION

Ground Floor

Entrance Hallway	3.41m x 1.83m	With carpet floor and staircase to first floor.
Reception Room 1	4.51m x 3.19m	With carpet floor.
Reception Room 2	4.92m x 3.04m	With carpet floor.
Kitchen	5.16m x 2.09m	With lino floor, floor and eye level units, electric oven and hob, door to rear yard and door to basement.

First Floor Return

Bathroom	2.40m x 1.53m	Fully tiled, w.c., w.h.b., bathtub, pump shower and vanity unit.
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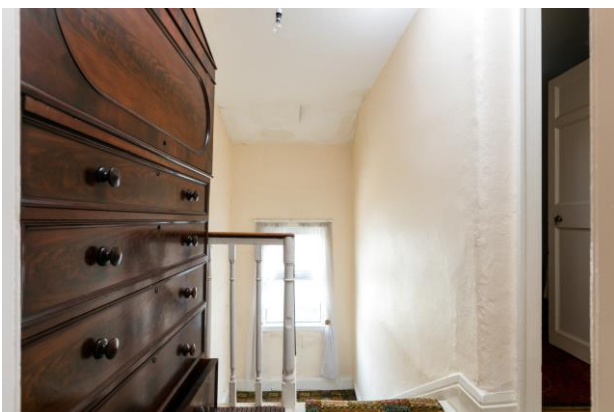
First Floor

Reception Room 3	6.38m x 3.23m	With carpet floor, ornate open fireplace and ceiling coving.
Dining room	5.19m x 3.03m	With carpet floor, ornate open fireplace and storage units.

Second Floor

Landing	4.63m x 0.93m	With carpet floor and attic access.
Store Room	2.71m x 1.99m	With carpet floor.
Bedroom 3	2.71m x 3.07m	With carpet floor.
Bedroom 2	3.95m x 2.94m	With carpet floor.
Master Bedroom	3.77m x 3.47m	With carpet floor.

Total Floor Area: c. 168 sq.m. (c. 1,808 sq.ft.)





Features

- Exceptional location
- Extensive accommodation
- Original features
- Three-storey 1830's residence over basement
- Suitable for various uses

Outside

- Rear yard
- Fuel store
- Steps from Wexford Main Street
- Prime town location

Services

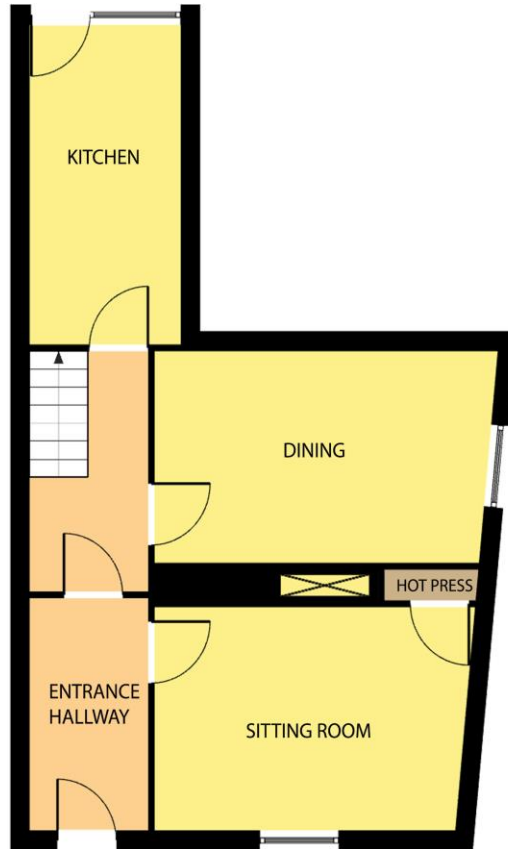
- Mains water
- Mains drainage
- ESB
- Telephone
- Broadband

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

DIRECTIONS: From Wexford Bridge head south along the quay. In 120m turn right onto Common Quay Street. Drive through 'The Bullring' and turn left at the small roundabout. Take an immediate left onto Malin Street passing Wexford Library. At the next junction, 11 Rowe Street Lower will be directly opposite ('For Sale' board). Eircode: Y35 C7P6



GROUND FLOOR

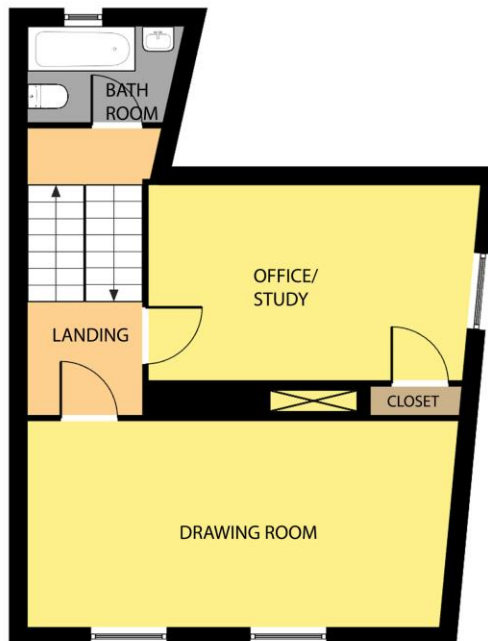


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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FIRST FLOOR



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SECOND FLOOR



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Building Energy Rating (BER): EXEMPT

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 issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRA No. 002141