

FOR SALE

AMV: €200,000

File No.d311. BF



58 Patrick Square, Wexford

- Conveniently located kerbside 3/4 bedroomed mid-terraced town house situated overlooking Patrick Square just off High Street in the heart of Wexford Town.
- Superb location within walking distance of the Main Street, all town centre amenities and the fabulous Wexford Waterfront.
- The National Opera House, Wexford Arts Centre and Wexford Library are literally on your doorstep.
- This property would have been a grand house in its day and still retains all of it's original character and charm. It is a project and requires complete modernisation and upgrading. It is deceptively spacious inside, with generously proportioned light filled rooms laid out over three floors. To the rear there is a large enclosed private garden with lovely sunny aspect.
- For anyone with an appetite for a project this is a rare opportunity to purchase a spacious home in Wexford Town Centre. Early viewing comes highly recommended, contact Wexford Auctioneers Kehoe & Associates 053-9144393.



**Kehoe
& ASSOC.**

58 Patrick Square, Wexford

Description: Conveniently located kerbside 3/4 bed roomed mid-terraced townhouse situated overlooking Patrick Square, just off High Street in the heart of Wexford Town. A ramble down the hill will take you to Wexford's Main Street with a host of amenities such as shops, boutiques, supermarket, pubs and restaurants, ramble a little further to enjoy the fabulous Wexford Waterfront. The National Opera House, Wexford Arts Centre and Wexford Library are literally on your doorstep.

This property would have been a grand house in its day and still retains all of its original character and charm. It is a project and requires complete modernisation and upgrading. Windows have been upgraded to double glazed uPVC, otherwise it is almost completely original. It is deceptively spacious inside, with generously proportioned light filled rooms laid out over three floors.

To the rear there is a large enclosed private garden with lovely sunny aspect and original cobble stone yard. For anyone with an appetite for a project this is a rare opportunity to purchase a spacious home in Wexford Town Centre.







Wexford Town



ACCOMMODATION

Entrance Hallway	4.84m x 1.65m	With original tiled floor, stairs to first floor and door to outside
Inner Lobby	3.00m x 1.90m	
Kitchen	3.54m x 2.78m	With Rayburn solid fuel cooker.
Sitting Room	4.33m x 3.59m	With open fireplace.
Hallway	4.62m x 1.21m	(Original side access)
Lobby	2.51m x 0.75m	
Shower Room	2.40m x 1.57m	
First Floor		
Sitting Room	4.53m x 5.42m	
Bedroom 1	4.51m x 3.54m	
Second Floor		
Bedroom 2	5.44m x 4.53m	
Bedroom 3	3.53m x 4.53m	
Total Floor Area: c. 159.50 sq.m. (c. 1,716.84 sq.ft.)		



Features

- Attractive kerbside town house
- Superb location, close to the town centre.
- Walking distance of all amenities.

Outside

- Large enclosed rear garden.
- Original cobble stone yard
- Fronting Patrick Square
- Adjacent to public parking.

Services

- Mains electricity
- Mains drainage.
- Mains water

NOTE: Service charge €966.20

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

DIRECTIONS: Located on the corner overlooking Patrick Square. For Sale Sign. Y35P2F5



GROUND FLOOR

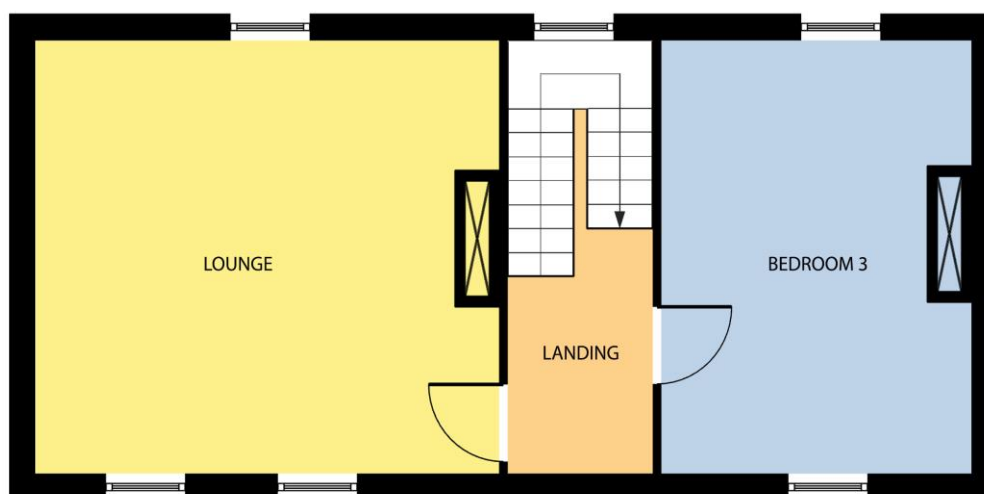


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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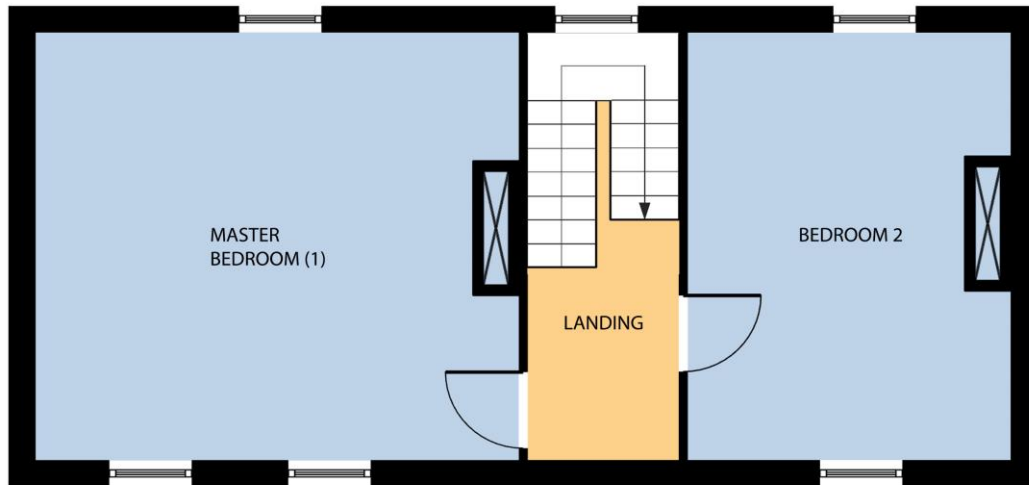
FIRST FLOOR



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SECOND FLOOR



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Building Energy Rating (BER): G BER No. 116374943

Energy Performance Indicator: 464.28 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bernie Farrell

Contact No: 0872501492

Email: bernie@kehoeproperty.com

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. PRA No. 002141

