

FOR SALE

AMV: €135,000

File No. d368.LM



Apt. 20 Priory House, Spawell Road, Wexford

- Excellent first floor dual aspect apartment located in this mature residential development, within walking distance of Wexford General Hospital and Wexford Harbour Boat & Tennis Club.
- A quality home extending to c. 61 sq.m. / 656 sq.ft.
- Accommodation briefly comprises; entrance hallway, living room/diner, kitchen, 2 bedrooms, bathroom.
- Viewing is strictly by prior appointment with the sole selling agents only, contact Wexford Estate Agents, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Apt. 20 Priory House, Spawell Road, Wexford

Spawell Road is one of Wexford town's most sought-after residential addresses. Priory House enjoys an almost un-paralleled sense of convenience, and this first-floor apartment boasts elegantly proportioned and perfectly balanced accommodation with a great sense of space prevailing throughout. This charming apartment has been well maintained, tastefully decorated and is presented to the market in excellent condition.

Located in a fabulous old building which was originally a St. John of God Convent and was converted into apartments a number of years ago retaining the character and many of the original features including picture windows, high ceilings, large rooms and timber floors.

It is in easy walking distance of all town centre amenities, Main Street, National Opera House, bus & rail services, fabulous Waterfront and only a short stroll from Wexford Harbour Boat & Tennis Club. This property is a perfect choice as a low maintenance permanent home with all amenities close by, it would also have much to offer as weekend retreat or holiday home.

Viewing of this excellent apartment comes highly recommended.

To arrange a suitable viewing time contact the sole selling agents, Wexford Auctioneers Kehoe & Assoc. on 053 9144393.



Accommodation

Entrance Hallway	6.09m. x 1.04	
Living Room/ Diner	4.58m x 4.53m	Timber floors, high ceilings and t.v. point. Opening to kitchen.
Kitchen	2.81m x 2.62m	Timber floor, extensive fitted kitchen, floor and wall units, ceramic top double oven, stainless steel sink unit. Tiled splashback. Fridge freezer and washing machine.
Bathroom	2.25m x 1.70m	With w.c., w.h.b., large shower stall with electric shower. Part tiled walls and floor.
Master Bedroom	3.95m x 3.74m	Timber floor, excellent view of the River Slaney.
Bedroom 2	2.32m x 2.30m	Timber floor, excellent view of the River Slaney

Total Floor Area: c. 61 sq.m. (c. 656 sq.ft.)



Features

- Location location location !
- High ceilings.
- Walking distance to the town, Redmond Park and the hospital.
- Modern fitted kitchen.

Services

- Mains water
- Mains drainage
- Electric storage heating
- ESB
- Telephone
- Broadband / Fibre

Outside

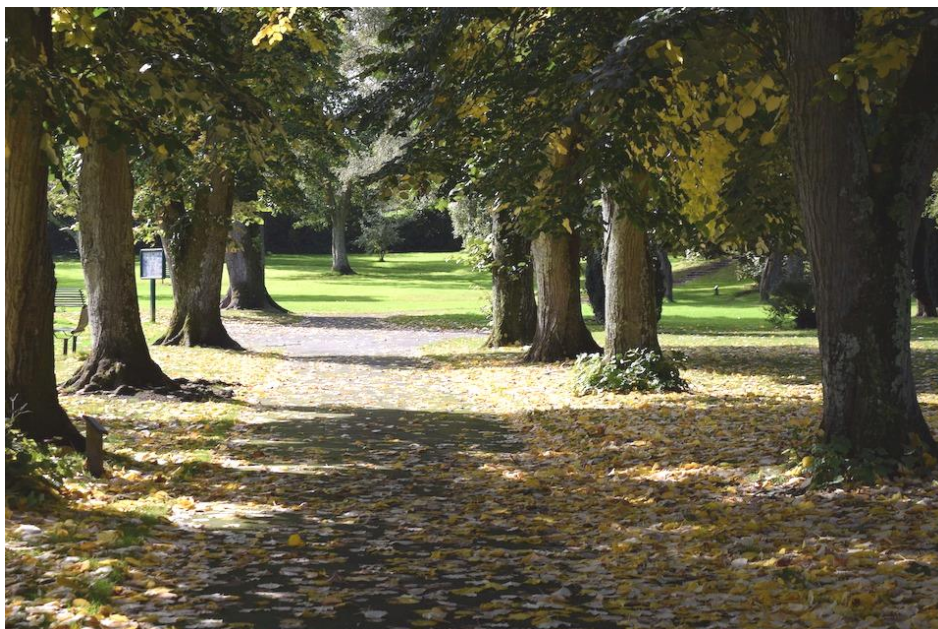
- Ample parking
- Redmond Park next door

Rental Income Potential: c. €1,000 per month

Please Note: Service charge: €1,494 per annum – includes building insurance, maintenance and insurance of the common areas, sinking fund and refuse collection.

Directions: In Wexford Town proceed along Spawell Road, passing the pedestrian lights and take a left into Priory Hall, the apartment is located at the rear of this development. **Eircode: Y35 V208.**

Redmond Memorial Park





Building Energy Rating (BER): C1 BER No.: 116231382
Energy Performance Indicator: 158.68 kWh/m²/yr

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

Sales Agent
LOUISE MORTON
087 3904999

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PRSA Registration No.: 00214



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