

# FOR SALE

AMV: €240,000

File No. 8273.CWM



## ‘Sancta Maria’, 22 Trinity Street Wexford

- 4 Self-Contained Residential Units for sale in one lot.
- In need of light refurbishing with potential rentals circa €34,200 per annum with a gross rental yield of 14.25%. Vacant possession.
- Three storey end-of-terrace building extending to c. 157 sq.m.
- Sea-views overlooking Wexford Harbour and across from the Trinity Wharf Development under development.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe  
& ASSOC.**

## **‘Sancta Maria’, 22 Trinity Street, Wexford**

Santa Maria at 22 Trinity Street comprises of four self-contained residential units over three storeys. This end of terrace kerbside residence is ideally located within walking distance to Wexford Town’s main thoroughfare. All amenities are literally on the doorstep including an array of retail and hospitality units. SETU Wexford Campus, Wexford Bus & Train Stations, Wexford Golf Club and St. Mary’s Maudlintown G.F.C are all within 10 minutes walking distance. No. 22 Trinity St. extends to c. 157 sq.m.

On the ground floor is two bedsit apartments, the first floor comprises of a two-bed apartment and the second floor contains another two-bed apartment.

There is a common area rear door access to the back courtyard and utility / storage amenities. A new Fire & Safety Alarm System was installed last year and is under a monitor contract with Park 100 Fire & Safety. Some areas of the property are in need of refurbishment.

The potential of this property is limited only by the imagination.

### **Potential Rent after light refurbishing:**

**Apt. 1** Bedsit on the ground floor extending to c. 26 sq.m. – €600 p.m / €7,200 p.a

**Apt. 2** Bedsit on the ground floor extending to c. 28 sq.m. with recent improvement works – €700 p.m. / €8,400 p.a. / €8,400 p.a

**Apt. 3** Two Bedroom on the first floor extending to c. 56 sq.m. - €800 p.m / €9,600 p.a

**Apt. 4** Two Bedroom on the second floor extending to c. 41 sq.m. - €750 p.m / €9,000

**Total Potential Income Per Annum – €34,200 equating to a Gross Rental Yield of 14.25%**

Viewing comes highly recommended to those searching for an investment property in a highly lettable location. To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. on 053 9144393

### **ACCOMMODATION**

<b>Entrance Hall Common Area</b>	4.15m x 1.06m	Carpeted flooring, fire & security monitoring system, electric heaters, emergency lighting throughout.
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<b>Hallway to Common Utility Areas laundry &amp; Storage</b>	5.68m x 1.17m	Carpeted flooring
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# Apt. 1

## Ground Floor Bedsit

### ACCOMMODATION

#### **Apt. 1 – Bedsit**

Living Room / Bedroom	6.51m x 2.04m	Timber laminate flooring, electric storage heater.
Kitchenette	2.98m x 2.63m	Lino flooring, floor and eye level cabinets, electric oven, hob and extractor fan overhead. Ample counter space, single drainer stainless steel sink with tiled splashback. Undercounter Whirlpool fridge. Two steps up to:
Shower Room	1.60m x 1.54m	Lino flooring, enclosed shower stall with glass doors, tiled surround and Triton T90sr electric shower, w.h.b. with tiled splashback and mirror overhead, w.c.



# Apt. 2

## Ground Floor Bedsit

### ACCOMMODATION

#### **Apt. 2 - Bedsit**

Bedsit / Living Area	5.90m x 2.29m	Carpeted flooring, electric storage heaters, window overlooking street side. Step up to:
Kitchen	3.59m x 2.45m	Lino flooring, floor & eye level cabinets, single drainer stainless steel sink unit, worktop space and tiled splashback, electric oven, electric hob and extractor fan overhead. Free-standing Leibherr fridge.
Shower Room	2.42m x 1.70m	Lino flooring enclosed shower stall with glass doors & tiled surround, Triton T90 electric shower. Wash hand basin with tiled splashback and mirror overhead, w.c.



## Apt. 3

### 2 Bed First Floor Apartment

#### ACCOMMODATION

Entrance Hall	2.46m x 0.97m	Carpeted flooring, electric meter
Sitting Room	3.60m x 2.76m	Carpeted flooring, large window overlooking Wexford Harbour.
Dining Area	2.93m x 2.40m	Carpeted flooring, electric storage heater, timber wall-mounted cabinets & open shelves.
Kitchen	2.54m x 1.85m	Lino flooring, floor & eye level cabinets & open shelves. Electric oven, electric hob with extractor fan overhead, undercounter fridge, single drainer stainless steel sink unit, worktop space, window overlooking rear gardens. 2 steps down to bathroom and further storage area.
Shower room	1.98m x 1.77m	Lino flooring, enclosed shower stall with glass doors, Triton T90z electric shower, w.h.b. and w.c. Window overlooking side passage lane.
Bedroom 1	3.68m x 3.56m (max)	Carpeted flooring, electric wall-mounted heater, window overlooking Wexford Harbour view.
Bedroom 2	2.88m x 2.16m	Carpeted flooring, window overlooking side passageway.



# Apt. 4

## 1 Bed Second Floor Apartment

### ACCOMMODATION

Entrance Hall	2.70m x 1.30m	Carpeted flooring, Velux overhead, electrical supply board
Kitchen / Dining Area	3.85m x 2.20m	Lino flooring, floor & eye level cabinets, electric oven, electric hob, extractor fan, Hotpoint washing machine, stainless steel sink unit, worktop & tiled splashback. Free-standing fridge. Window overlooking rear courtyard area.
Living Room	3.85m x 3.16m	Carpeted flooring, electrical points, large window overlooking Wexford Bay. Electric storage heater.
Bedroom 1	4.24m (max) x 2.61m	Carpeted flooring, large window overlooking Wexford Harbour.
Storage Closet	1.39m x 1.00m	Carpeted flooring, electric immersion, open shelves and rails.
Shower Room	2.45m x 1.56m	Lino flooring, enclosed shower stall with glass doors, tiled surround and Triton T90si electric shower, w.h.b., w.c. and window overlooking rear courtyard.



## FEATURES

- Walking distance to Wexford Main Street
- Four Self-Contained Residential Units
- For sale in one lot
- New fire doors

## OUTSIDE

- Common area with rear courtyard Rear
- Shared storage
- Shared laundry
- Street parking

## SERVICES

- Mains Water
- Mains Drainage
- Broadband available
- Electric Heating
- Newly installed Fire & Safety Monitored Alarm System

**DIRECTIONS: Eircode Y35 RH92**

Apt. No.	BER	Ber No	Performance Indicator
Apt. 1	G	116673567	556.34
Apt. 2	G	116673625	772.89
Apt. 3	E1	116673666	330.52
Apt. 4	F	116673690	429.53



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

**Sales Agent**  
**CATRIONA MURPHY**  
**087 2427525**

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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. PRSA No. 002141