

FOR SALE

AMV: €145,000

File No.c417. BK



‘St. Judes’, 1A John’s Road, Wexford

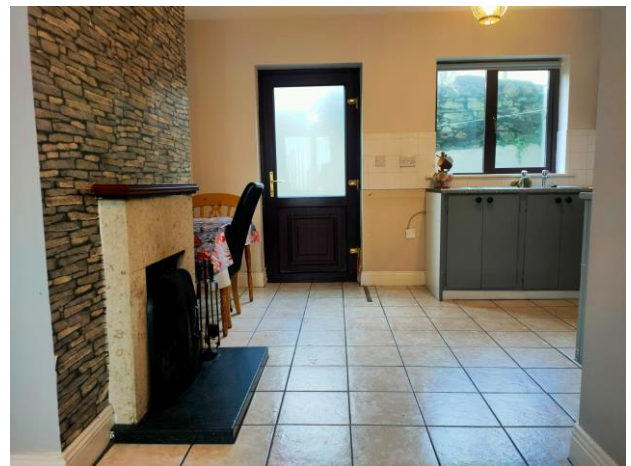
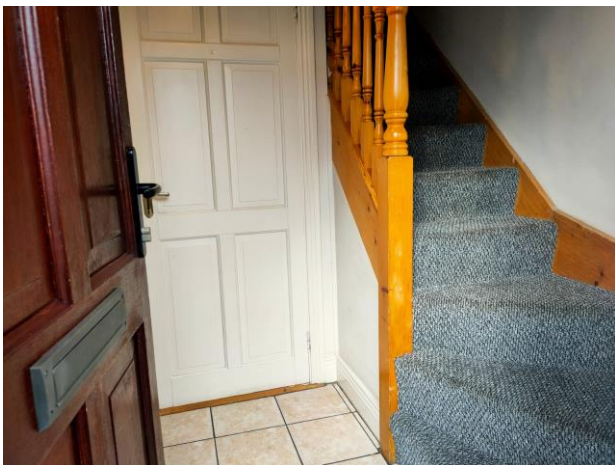
- 2-bed townhouse extending to c. 51 sq.m. / 549 sq.ft. with a kerbside access door to an enclosed rear yard.
- Excellent town centre location walking distance to all amenities and 300m from Wexford Town’s main thoroughfare.
- Property has been well maintained and is presented in good condition throughout.
- Suitable for a wide range of purchasers, ready for immediate occupancy.
- Accommodation briefly comprises; Entrance hallway, open plan kitchen/dining/living room, utility room, 2 bedrooms and a shower room.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

‘St. Judes’, 1A John’s Road, Wexford

Description: Situated at St. Johns Road, only 5 minutes’ walk from Wexford’s North Main Street, Kehoe & Assoc. highly recommend viewing of this 2-bed townhouse. The property has been well maintained and is presented in excellent order. There is a small yard at the rear with side access onto St. Johns Road. This is an ideal property for a first time buyer, a property investor or those seeking to trade down from a larger home. It enjoys an excellent location on St. Johns Road with all amenities close to hand. The property has the benefit of uPVC double glazing, electric storage heating and all mains services. This property is in ‘turn-key’ condition and ready for immediate occupancy. If you are searching for a townhouse in Wexford, this is an ideal opportunity.



ACCOMMODATION

Ground Floor

Entrance Hallway	1.78m x 1.72m	With tiled floor.
Utility Room	1.70m x 1.18m	With tiled floor and plumbed for washing machine.
Kitchen/Dining/Living Room – 'L' shaped	5.46m x 4.03m (max)	With fitted kitchen, wall and floor units, integrated oven, hob & extractor fan. Tiled floor and splashback. Open fireplace with tiled surround. Door to rear yard & access to street.

Timber staircase to first floor

Bedroom 1	4.37m x 3.03m	With fitted wardrobes.
Bedroom 2	3.29m x 2.41m.	
Shower Room	1.94m x 1.36m	W.C., w.h.b., shower stall with Triton T80xr electric shower. Tiled floor, splashback and shower stall.

Total Floor Area: c. 51 sq.m. / 549 sq.ft.,



Features

- Town centre location.
- Property in good order.
- Highly lettable area.
- Suitable for a wide range of purchasers.

Outside

- 5 minutes' walk from Main Street.
- Enclosed yard to rear.
- Side access to street.

Services

- Mains water.
- Mains drainage.
- ESB.
- Electric storage heating.
- Fibre broadband available.

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

DIRECTIONS: In Wexford town proceed up George's Street until you come to the junction between George's Street/John Street & St. Johns Road. Proceed through the traffic lights and the property for sale is just here on the right hand side (For Sale board). Eircode: Y35 RYW5



Building Energy Rating (BER): E2 BER No. 112600093

Energy Performance Indicator: 352.96 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bobby Kehoe

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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

