

# FOR SALE

AMV: €175,000

File No. c014.BF



## 7 Clifford Terrace, Wexford

- Clifford Terrace is nestled on a quiet street in Wexford town centre only a short stroll from a wonderful array of shops, cafes, restaurants and bars on Wexford's Main Street, the National Opera House, Wexford Library, Wexford Art Centre and the fabulous Wexford Waterfront.
- This three-storey residence offers generous open plan living space on the ground floor with two spacious bedrooms at first floor level and a dressing room/study on the upper floor. The property has been well maintained and is presented to the market in good condition throughout.
- Accommodation briefly comprises; Open plan sitting room/kitchen/dining area, utility room, 2 bedrooms, shower room and attic room.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393

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This three-storey residence offers generous open plan living space on the ground floor with two spacious bedrooms at first floor level and a dressing room/study on the upper floor. The property has been well maintained and is presented to the market in good condition throughout. Enclosed rear yard finished in low maintenance paving, surrounded by natural stone walls with the original brick garden shed still in place.

Early viewing comes highly recommended and is by prior appointment with the sole selling agents only. If you are searching for houses for sale in Wexford town centre this is an opportunity not to be missed. Contact Wexford Auctioneers Kehoe & Assoc. 053 9144393.





## **ACCOMMODATION**

Sitting Room	4.93m x 3.21m	With feature open fireplace and laminate floor. Open plan to:
Kitchen/Dining Area	3.73m x 2.61m	Excellent range of floor and eye level units, hob, extractor, oven, fridge and laminate floor.
Rear Lobby		With laminate floor and understairs storage press.
Utility Room	2.88m x 1.41m	With stainless steel sink unit, worktop, storage press, plumbing for washing machine and tiled floor. Door to outside.

### **First Floor Return**

Shower Room                      3.35m x 1.53m                      Shower stall with electric shower, w.c. and w.h.b.

### **First Floor Proper**

Bedroom 1                              3.04m x 2.61m

Bedroom 2                              4.22m x 3.24m

Attic Room                              6.10m x 4.05m

With stairs to:

With Velux roof light. Views over town

**Total Floor Area: c. 66 sq. m. (c. 710 sq. ft.)**



### Features

- Convenient town centre location.
- Close to all amenities.
- Spacious accommodation.
- Quiet residential location.

### Outside

- Enclosed rear yard
- Patio area
- Brick garden shed
- Original stone wall boundaries

### Services

- Mains electricity.
- Mains drainage.
- Mains water.
- Electric heating.

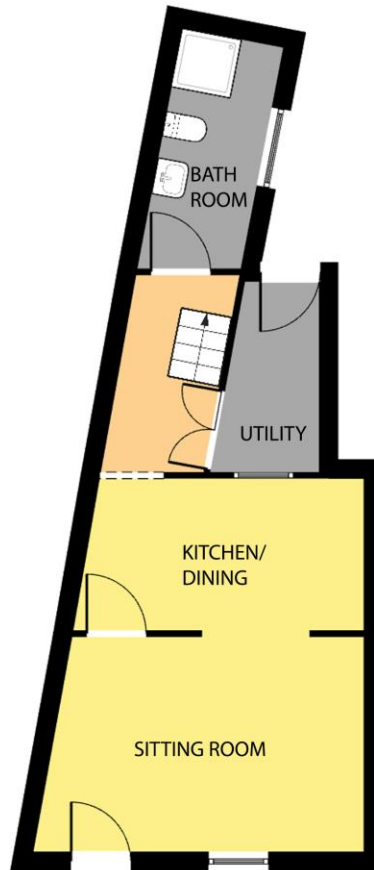
**VIEWING:** Strictly by prior appointment with the sole selling agents only.

**DIRECTIONS:** Clifford Street is the street that links St. Peters Square with Bride Street.

**Eircode: Y35 X7N3**



GROUND FLOOR

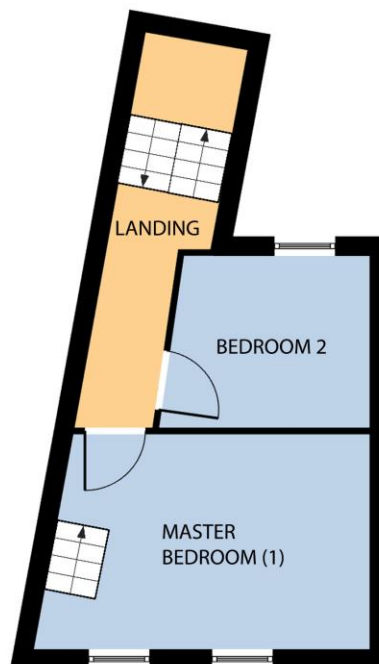


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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

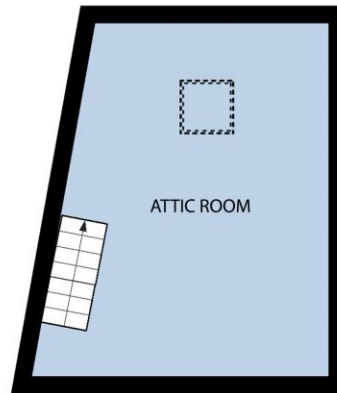


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FIRST FLOOR



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**Building Energy Rating (BER): G BER No. 110544624**  
**Energy Performance Indicator: 494.51 kWh/m<sup>2</sup>/yr**

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

**Selling Agent: Bernie Farrell**  
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These particulars are issued for guidance purposes only and do not form part of any contract and are that all negotiations regarding this property will be conducted through this firm. PRA No. 002141

