

FOR SALE

AMV: €150,000

File No. d560.BF



21 Bishops Water, Wexford

- Conveniently located 2-bedroom mid-terraced townhouse, situated within walking distance of schools, supermarkets, church and all town amenities. Wexford's Main Street offering excellent shopping and the fabulous Wexford Waterfront are less than 15 minutes' walk away.
- The property is presented in good condition throughout with double glazed uPVC windows and dual oil fired/back boiler central heating
- Enclosed garden to the front with potential to create off-street parking (SPP). Private rear garden with paved patio area and lovely southerly aspect perfect for outdoor dining To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**

21 Bishopswater, Wexford

Description: Conveniently located 2-bedroom mid-terraced townhouse, situated within walking distance of schools, supermarkets, church and all town amenities. Wexford's Main Street offering excellent shopping and the fabulous Wexford Waterfront are less than 15 minutes' walk away.

The property is presented in good condition throughout with double glazed uPVC windows and dual oil fired/back boiler central heating. The accommodation briefly comprises entrance hallway, dining room, sitting room and kitchen at ground floor level with two generous double bedrooms and bathroom at first floor level.

Enclosed garden to the front with potential to create off-street parking (SPP). Private rear garden with paved patio area and lovely southerly aspect perfect for outdoor dining. This property would make a perfect starter home or investment opportunity. For further information and viewing arrangement contact Wexford Auctioneers Kehoe & Associates 053-9144393.



ACCOMMODATION

Ground Floor

Entrance Hallway	3.60m x 0.87m	
Dining room / Bedroom 3	3.32m x 2.48m	With timber floor.
Sitting Room	3.30m x 4.06m	With marble open fireplace and back boiler supplementing the central heating.
Kitchen	3.02m x 1.87m	With built-in units, gas hob, electric oven, washing machine, fridge freezer, part tiled walls and door to outside.

First Floor

Bedroom 1	4.30m x 2.95m	With built-in wardrobe and walk in storage closet.
Bedroom 2	3.61m x 3.33m	With timber floor.
Bathroom	2.03m x 1.85m	Bath with electric shower over, w.c., w.h.b. and part tiled walls.

Total Floor Area: c. 71.80 sq.m. (c. 772 sq.ft.)



Features

- Excellent 2 bedroomed townhouse
- Ideal starter home or investment opportunity
- Convenient in-town location
- Close to schools and all amenities

Outside

- South facing rear garden
- Paved patio area
- Garden shed
- Front garden/potential off-street parking (SPP)

Services

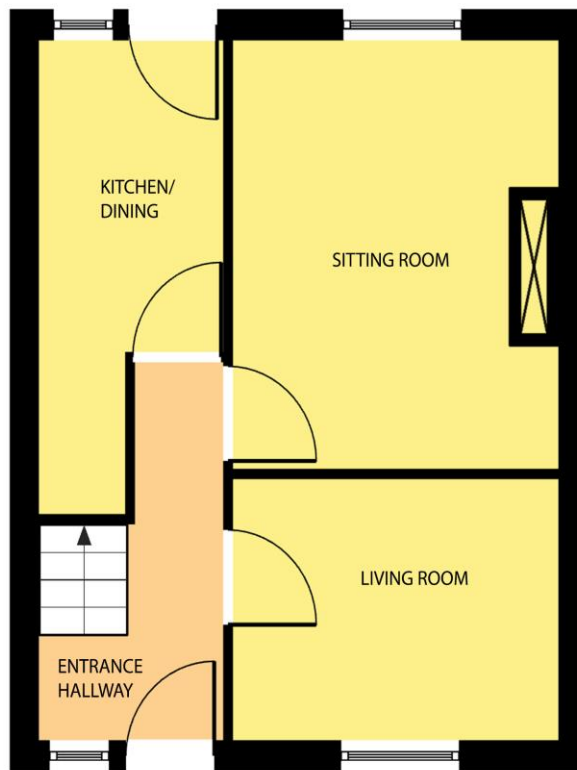
- Mains electricity
- Mains water
- Mains drainage
- Dual OFCH and BBCH

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

DIRECTIONS: Proceed along Distillery Road, passing Tesco on the left-hand side and No. 21 is located on the left. For Sale Sign **Eircode: Y35X2T8**



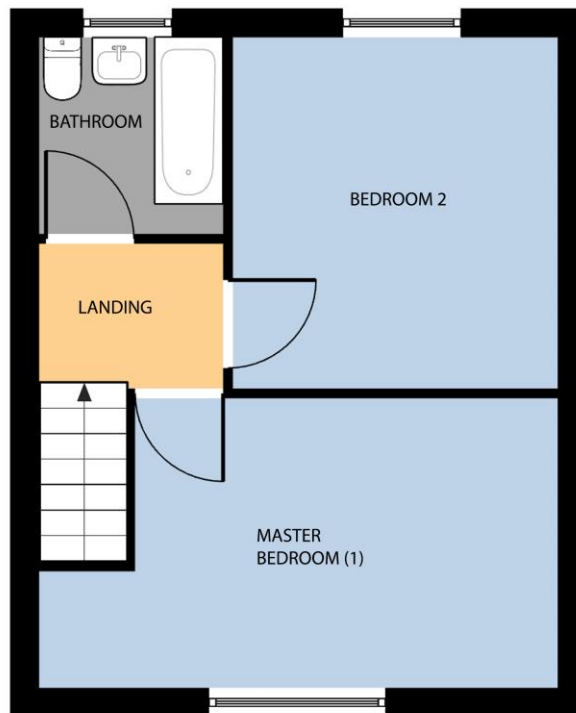
GROUND FLOOR



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.



FIRST FLOOR



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Building Energy Rating (BER): E1 BER No. 117017137
Energy Performance Indicator: 337.32 kWh/m²/yr

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

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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

