

FOR SALE

AMV: €165,000

File No. d547.BK



No. 42 Pierce Court, Wexford (With tenant in situ)

- Excellent 2-bedroom first floor duplex property extending to c. 78 sq.m. / 840 sq.ft.
- Superbly located within walking distance to all town amenities including primary and secondary schools.
- Outdoor balcony / patio area and designated parking space.
- Accommodation briefly comprises; entrance hallway, open plan living / dining room, kitchen and master bedroom with ensuite on the ground floor. Landing area, family bathroom and spacious second bedroom on the first floor.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



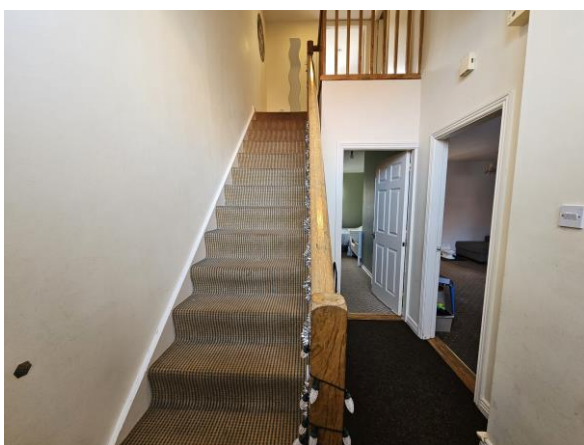
**Kehoe
& ASSOC.**

No. 42 Pierce Court, Wexford

Description: Situated in a prime location on Paul Quay, this 2-bed duplex is in close proximity to Wexford town's main thoroughfare, Wexford's quay front and all essential town amenities. No. 42 Pierce Court features a spacious living / dining room, which opens to a balcony, creating a seamless indoor / outdoor connection. The adjacent kitchen is a practical and bright area for cooking. The generously sized master bedroom with ensuite completes the ground floor accommodation. Upstairs, a second double bedroom and a family bathroom offer adequate space for daily routines.

Built in 1998, the property is in great condition throughout, ensuring a move-in-ready experience for its new owners. There is a designated parking space. Ideal for both first-time buyers, investors, or anybody wishing to downsize, this property presents an excellent opportunity to own a piece of Wexford's thriving lifestyle..

Viewing comes highly recommended and is by prior appointment with the sole selling agents. Contact Kehoe & Assoc. on 053 9144393.





ACCOMMODATION

Ground Floor

Entrance Hallway	3.11m x 1.88m	Carpet floor & staircase to first floor.
Living Room	5.46m x 4.34m	Carpet floor, door to balcony area.
Kitchen	3.47m x 2.18m	Lino flooring, floor & eye level units, stainless steel sink, electric oven, hob & extractor fan. Washing machine, fridge-freezer.
Master Bedroom	6.00m (max) x 2.95m (max)	Carpet floor.
En-suite	2.61m x 1.00m	Tiled floor, w.c., w.h.b., shower stall with Triton T70si electric shower and tiled surround.
First Floor		
Landing	2.05m x 1.25m	Carpet floor, hotpress.
Bedroom 2	3.60m x 3.27m	Carpet floor, dual Velux windows.
Family Bathroom	3.17m x 1.70m	Lino floor, w.c., w.h.b. and bathtub with mixer taps and tiled surround

Total Floor Area: c. 78 sq.m. (c. 840 sq.ft.)





Features

- Excellent town centre location.
- 2-bed/2-bath duplex property.
- Highly lettable location.
- Accommodation extending to c. 78 sq.m.

Outside

- Large patio area.
- Designated car parking space.
- Managed apartment block.
- Surrounded by amenities.

Services

- Mains Water.
- Mains Drainage.
- Electric Heating.
- Fibre Broadband.

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

SERVICE CHARGE 2024: The Management fees for 2024 are €2,230 including sinking fund.
Management Company: Citadel Property Management.

PLEASE NOTE: The tenant's lease termination date is 20th May, 2024.

DIRECTIONS: Eircode: Y35 FHX8

Building Energy Rating (BER): C2 BER No. 117091314
Energy Performance Indicator: 182.95 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