

# FOR SALE

AMV: €260,000

File No.c067. BF



## ‘Corner House’, 30 Barrack Street, Wexford

- This spacious three storey end of terrace townhouse is situated a short stroll from Wexford’s Main Street, close to all amenities and the fabulous waterfront promenade.
- ‘The Corner House’ is located on the corner of Barrack Street and Parnell Street (hence the name), this is a well established and much sought after residential area close to the town centre.
- The property has recently been modernised and upgraded with double glazed uPVC windows and doors, new central heating boiler, modern fitted kitchen, contemporary bathrooms and tastefully decorated throughout.
- The generous accommodation is laid out over three floors with 2 reception rooms and 4 double bedrooms. The property also has the benefit of a small enclosed rear yard and side access from Parnell Street.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe  
& ASSOC.**

## ‘Corner House’, 30 Barrack Street, Wexford

**Description:** This spacious three storey end of terrace townhouse is situated a short stroll from Wexford’s Main Street, close to all amenities and the fabulous waterfront promenade. There is an array of amenities in the immediate vicinity including an excellent primary school, medical centre, pharmacy, shops, supermarkets, pubs, etc.

‘The Corner House’ is located on the corner of Barrack Street and Parnell Street (hence the name), this is a well established and much sought after residential area close to the town centre. The property has recently been modernised and upgraded with double glazed uPVC windows and doors, new central heating boiler, modern fitted kitchen, contemporary bathrooms, tastefully decorated and presented to the market in excellent condition throughout.

The generous accommodation is laid out over three floors with 2 reception rooms and 4 double bedrooms. The property also has the benefit of a small enclosed rear yard and side access from Parnell Street. For further details contact Wexford Auctioneers Kehoe & Assoc. at 053 9144393.







## **ACCOMMODATION**

### **Ground Floor**

Entrance Porch	1.16m x 1.12m	With tiled floor.
Living / Dining Room	4.68m x 3.17m	With tiled floor and decorative cast-iron fireplace.
Sitting Room	4.30m x 2.51m	With laminate floor.
Kitchen	4.09m x 3.44m	With excellent range of built-in units, hob, extractor, double oven, microwave, dishwasher, freezer, part tiled walls and tiled floor. Door to rear lobby
Rear Lobby	2.57m x 1.59m	With door to outside and door accessing Parnell Street.
W.C. / Utility Room	1.80m x 1.57m	With washing machine, tumble dryer, w.c., w.h.b. and fully tiled.

### **First Floor**

Dressing room / Bedroom 2	3.30m x 2.55m	With laminate floor.
Bedroom 1	3.35m x 3.18m	With laminate floor.
Shower Room	2.60m x 1.94m	Fully tiled, shower stall with electric shower, w.c. and vanity w.h.b.

### **Second Floor**

Bedroom 3	2.70m x 3.64m	With built-in wardrobes and laminate floor.
Bedroom 4	4.36m x 3.02m	With built-in wardrobes.
Walk-In hotpress	3.25m x 1.42m	With dual immersion.

**Total Floor Area: c. 121 sq.m. / c. 1,303 sq.ft.**



## Features

- Recently modernised and upgraded.
- Convenient in-town location
- Flexible accommodation
- Walking distance of shops, schools, etc.
- A short stroll from the waterfront promenade

## Outside

- Small enclosed rear yard
- Side access off Parnell Street

## Services

- OFCH
- Mains electricity
- Mains water
- Mains drainage

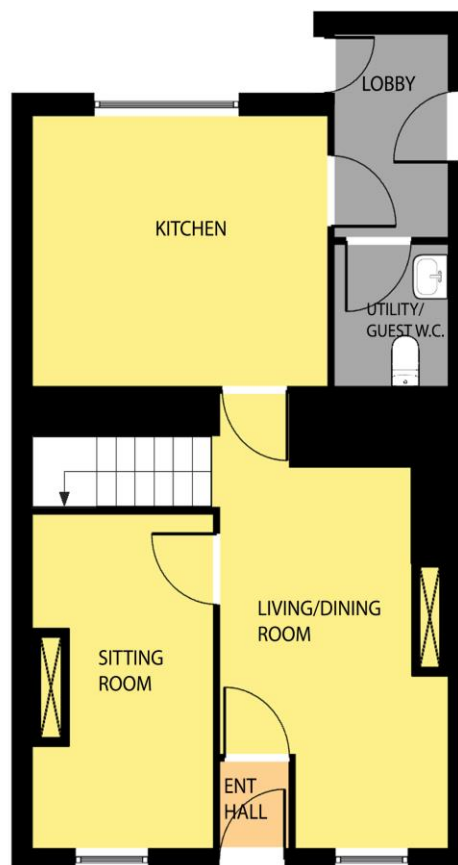
**NOTE:** All carpets, curtains, blinds, light fittings, hob, extractor, double oven, microwave, dishwasher freezer, washing machine and tumble dryer are included in the sale.

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

**DIRECTIONS:** Proceed Southwards along Wexford Quay and turn right onto King Street at the traffic lights beside the Talbot Hotel. Proceed up King Street and take the first left onto Barrack Street. Continue along Barrack Street and 'The Corner House' is on the left hand side on the corner with Parnell Street.

**Eircode:** Y35 C2X9

GROUND FLOOR

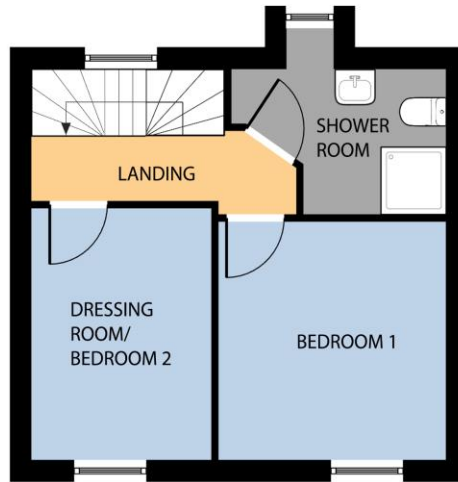


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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

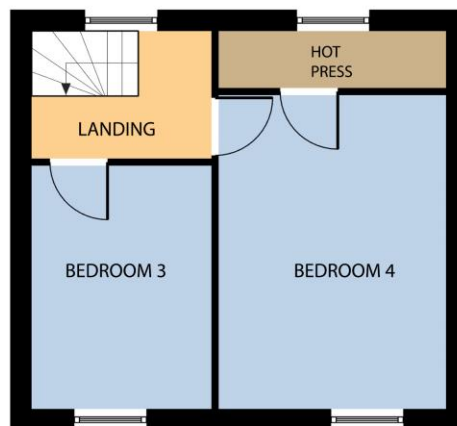


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## SECOND FLOOR



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**Building Energy Rating (BER): G BER No. 110757820**

**Energy Performance Indicator: 568.21 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 issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRA No. 002141

