

FOR SALE

AMV: €220,000

File No. d570.BF



31 St. Aidan's Crescent, Wexford

- Spacious 3 bedroomed semi-detached residence situated in a quiet peaceful location on St. Aidan's Crescent, tucked away off the main road only a short stroll from St. Aidan's Shopping Centre.
- The property has been upgraded and extended over the years and is presented to the market in excellent condition throughout. The extension to the side and rear provides excellent additional living space including a useful home office or 4th bedroom.
- This property would make an ideal starter home, also perfect for anyone wishing to downsize and enjoy the convenience of in-town living. It would make an excellent investment property.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**

31 St. Aidan's Crescent, Wexford.

Description: Spacious 3 bed roomed semi-detached residence in situated in a quiet peaceful location on St. Aidan's Crescent, tucked away off the main road only a short stroll from St. Aidan's Shopping Centre. This is a much sought after, mature residential area within easy reach of the SETU Campus, schools, industrial/retail parks, shops, church and all town centre amenities.

The property has been upgraded and extended over the years and is presented to the market in excellent condition throughout. The extension to the side and rear provides excellent additional living space including a useful home office or 4th bedroom. Sitting on a corner site with garden to the front mainly in lawn and side access. Enclosed rear yard with concrete patio area and workshop/garden shed.

This property would make an ideal starter home, also perfect for anyone wishing to downsize and enjoy the convenience of in-town living. It would make an excellent investment property. To arrange an early viewing appointment for this property contact Wexford Auctioneers Kehoe & Associates on 053 9144393

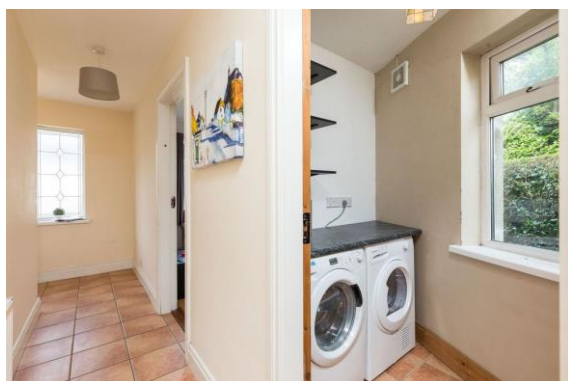




ACCOMMODATION

GROUND FLOOR:

Entrance Porch	2.22m x 1.17m	Tiled floor.
Sitting Room	4.55m x 3.93m	Solid fuel stove (supplementing heating), storage press and laminate floor.
Inner Hallway	6.76m x 0.94	Tiled floor.
Office/Study	2.39m x 2.99	Laminate Floor.
Utility Room	1.80m x 1.32m(ave)	Built-in shelving, worktop, washing machine, tumble dryer and tiled floor
Under Stairs Storage Closet		
Bathroom	3.88m x 1.73m	Shower stall with electric shower, bath, w.c., w.h.b., part tiled walls and tiled floor.
Kitchen	4.07m x 2.05m	Built-in floor and eye-level units, electric cooker, extractor fan, fridge-freezer, part tiled walls, tiled floor and door to outside.





ACCOMMODATION

1ST FLOOR

Bedroom 1	4.04m x 3.24m	Walk-in wardrobe
Bedroom 2	3.20m x 2.38m	
Bedroom 3	2.50m x 2.20m	

Total Floor Area: c. 93.55 sq.m. (c. 1007 sq. ft.)





Features

- Mature residential location
- Close to shops, schools and all amenities
- Upgraded and extended
- Presented in excellent condition

Outside

- Generous corner site
- Garden to the front, side access
- Enclosed rear yard
- Concrete patio area
- Workshop/Garden shed

Services

- Mains water
- Mains drainage
- Mains electricity
- OFCH

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

DIRECTIONS: Eircode Y35 T9D0



GROUND FLOOR

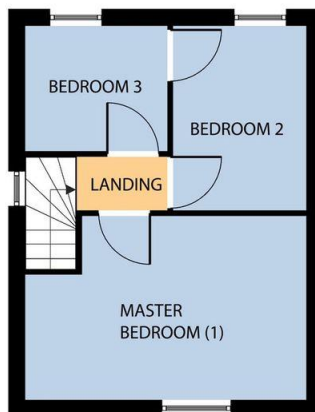


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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Building Energy Rating (BER): E1 BER No. 105420921
Energy Performance Indicator: 338.03 kWh/m²/yr

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

Selling Agent: Bernie Farrell
Contact No: 0872501492
Email: bernie@kehoeproperty.com

Kehoe & Assoc.,

Commercial Quay,
Wexford

053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



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