

FOR SALE

AMV: €175,000

File No.d671. BK



Wexford

- Attractive 2-bedroom end-of-terrace townhouse extending to c. 71 sq.m. / 764 sq.ft.
- Walking distance to all town amenities, including just 500m to Tesco Supermarket and a short 10-minute stroll to primary schools, secondary schools, SETU Wexford Campus and Wexford Town's main thoroughfare.
- This property benefits from evening sun in the rear garden and is positioned adjacent to a pedestrian walkway leading onto Distillery Road.
- Low maintenance garden with a recently re-sown rear lawn and a block-built garden shed that is plumbed for a washing machine.
- Perfect starter home, investment property or indeed anybody seeking to downsize.
- Accommodation briefly comprises: entrance hallway, sitting room, kitchen and dining room on the ground floor, with a landing area, 2 bedrooms and a shower room on the first floor.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

59 Bishop's Water, Wexford

No. 59 Bishop's Water is most ideally located just 1km from Wexford Town's south main street and picturesque waterfront and only 2.8km to the N25 ring road at Whitford House Hotel. This 2-bed end-of-terrace home is within walking distance to all the amenities Wexford Town has to offer including primary and secondary schools, supermarkets, shops, sports clubs and SETU Wexford Campus. Wexford's 'Blue Flag' beaches at Curracloe and Rosslare Strand are both within 20 minutes' driving distance. The accommodation comprises an entrance hallway, living room, kitchen and dining area on the ground floor, with 2 bedrooms and a refurbished shower room on the second floor. There is a Stira staircase to the attic which is partially floored. This property has the benefit of uPVC double glazed windows and doors and an oil-fired central heating system. The shed at the rear of the property is block built and plumbed for a washing machine. No. 59 is directly adjacent to a pedestrian walkway leading onto Distillery Road. This property has fantastic potential and would be suited to a wide range of purchasers including first time buyers, investors, or anybody seeking to downsize to a town centre location. Viewing is by appointment only and is highly recommended.





ACCOMMODATION

Ground Floor

Entrance Hallway	3.58m x 1.87m (max)	Tiled floor and staircase to first floor.
Sitting Room	3.32m x 3.87m	Carpet floor, open fireplace, ceiling coving and hotpress.
Dining Room	2.98m x 2.61m	Timber floor and understairs storage. Open archway into:
Kitchen	2.67m x 2.55m	Lino floor, floor and eye level units, electric oven & hob, stainless steel sink, tiled splashback, fridge freezer.

First Floor

Landing	1.87m x 1.48m	Carpet floor.
Shower Room	2.01m x 1.84m	Fully tiled, shower stall with Triton t90sr electric shower, w.c., w.h.b. and vanity unit.
Bedroom 2	3.63m x 3.33m	Carpet floor and built-in wardrobe unit.
Master Bedroom	4.33m x 2.93m	Carpet floor and built-in wardrobe unit. Stira staircase to partially floored attic.

Total Floor Area: c. 71 sq.m. / c. 764 sq.ft.



Features

- Attractive 2-bed townhouse
- Most convenient location
- Suitable for a wide range of purchasers
- Rear garden benefits from evening sun
- Stira staircase to attic (partially floored)
- Adjacent to pedestrian pathway to Distillery Road

Outside

- 10 minutes' walk to Wexford's main street
- Rear garden in lawn
- Block built shed (plumbed for washing machine)
- Communal parking
- Mature foliage and shrubbery
- Low maintenance garden

Services

- Mains water
- Mains drainage
- O.F.C.H.
- ESB
- Fibre broadband available

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

DIRECTIONS: Eircode: Y35 P6P2

Building Energy Rating (BER): C2 BER No. 117399477

Energy Performance Indicator: 199.38 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bobby Kehoe

Contact No: 085 7111540

Email: bobby@kehoeproperty.com

Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: info@kehoeproperty.com



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