

FOR SALE

AMV: €325,000

File No. c680.LM



No. 3 Rectory Mews, Spawell Road, Wexford

- Situated in one of Wexford's most sought-after location.
- Only 5 minutes' walk from Wexford Town Centre.
- 2 bed apartment/townhouse and own door access.
- Enclosed large patio area with a south-westerly orientation.
- Acc. briefly comprises; entrance hallway, living room/dining room, kitchen, 2 bedrooms (master en-suite), family bathroom.
- Viewing strictly by prior appointment with the sole selling agents only.



**Kehoe
& ASSOC.**

No. 3 Rectory Mews, Spawell Road, Wexford

This exceptional 2 bed home must be viewed. No. 3 Rectory Mews is situated at Spawell Road, probably Wexford's most sought-after address. It offers bright and spacious accommodation together with an enclosed outside patio area – all only 5 minutes' walk from the town centre. This property has own door access and all accommodation at ground floor level. It would be perfect for those seeking to trade down from a larger home or a shrewd investor in this most popular area. Outside there is private parking and large private paved patio and of course the balcony for the morning sun. We highly recommend viewing. If you are searching for an apartment or townhouse in Wexford, this is an opportunity not to be missed.

To arrange a suitable viewing time, contact Wexford Auctioneers Kehoe & Assoc. at 053 9144393



ACCOMMODATION

Entrance Hallway	5.49m x 1.10m	
Living /Dining Room	5.95m x 3.77m	Feature fireplace. Timber floor covering, ceiling coving. Sliding door to enclosed balcony with external staircase to private paved patio.
Kitchen	2.93m x 1.54m (max)	With fitted kitchen, extensive wall and floor units, integrated oven, hob, extractor fan and dishwasher. Stainless steel sink unit, fridge freezer, washing machine.
Rear Hallway	3.44m x 0.96m	
Bedroom 1	3.96m x 3.84m (max)	Laminate floor.
En-suite	2.24m x 1.82m	W.C., w.h.b., shower stall with mains power shower. Tiled floor, half-wall and shower. Window
Bedroom 2	3.45m x 2.61m	Laminate floor
Family Bathroom	2.72m x 1.99m	With w.c., w.h.b, bath and shower above. Tiled floor, half-wall and bath surround.
Linen Cupboard off Rear Hallway – with fitted shelving.		

Total Floor Area: c. 71.5 sq.m. / 770 sq.ft.



FEATURES

- Property in good order.
- Bright, light-filled accommodation.
- Premium location.
- Enclosed patio area and balcony.
- Directly opposite Redmond Park.
- 5 minutes' walk to town centre.
- Close to Bus & Rail Station.
- A few minutes' walk from Boat & Tennis Club.

SERVICES

- Mains water.
- Mains drainage.
- ESB.
- Gas fired central heating

OUTSIDE

- Private parking.
- Enclosed patio area.

PLEASE NOTE: There is an annual Management Fee. We under the annual Management Fee in 2024 is approximately €1,000, to include building's insurance, refuse, maintenance of common areas and car parking.

DIRECTIONS: In Wexford town proceed along Spawell Road and Rectory Mews is on the right-hand side, directly opposite the entrance to Redmond Park. As you enter Rectory Mews the property for sale, No. 3 is on the ground floor on your right-hand side (directional For Sale board). Y35 R9X6

Balcony



Private Patio



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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Building Energy Rating (BER): C1 BER No.: 106415755
Energy Performance Indicator: 171.41 kWh/m²/yr

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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. PRSA No. 002141