

# FOR SALE

AMV: €199,000

File No.d699. BK



## 70A King Street, Wexford1132

- Excellent 2-bedroom townhouse renovated entirely in 2019 now boasting a B1 energy rating.
- Town centre location just a short stroll to Wexford's Main Street and picturesque quay front.
- Accommodation extending to c. 72 sq.m. / 775 sq.ft., presented in turnkey condition throughout.
- Low maintenance property with a westerly rear aspect.
- Perfect starter home, investment property or anybody seeking to downsize.
- Accommodation briefly comprises: entrance porch, living room, kitchen / diner and guest w.c. 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.



**Kehoe  
& ASSOC.**



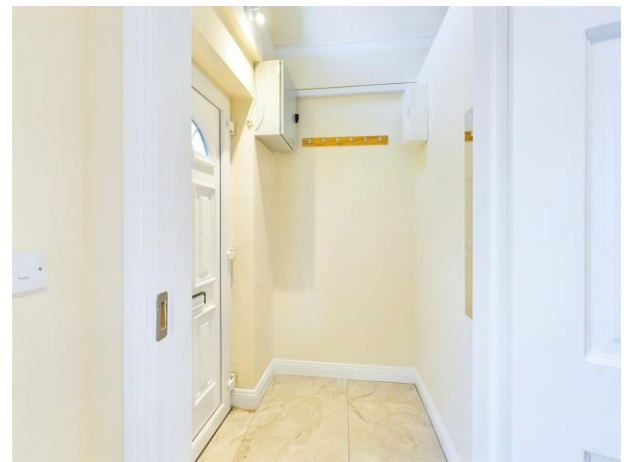
## 70A King Street, Wexford

70A King Street comes to market as an excellent 2-bedroom townhouse located just 250m from Wexford Town's main thoroughfare and picturesque quay front. Schools, supermarkets, and sports clubs are all only a stone's throw away including Wexford Golf Club, a mere 1km away. Rosslare Strand is a 20-minute drive from King Street and it is also accessible by train from O'Hanrahan Station which is 1.4km away. Wexford boasts many fine pubs and restaurants and is a very popular holiday destination. The renowned Wexford Festival Opera attracts many visitors each year and Wexford will also host Fleadh Cheoil na hÉireann in 2024 and 2025.

No.70A was renovated in its entirety in 2019 and is finished to a very high standard throughout. This kerbside residence extends to c. 72 sq.m. / 775 sq.ft. and boasts an excellent B1 energy rating. It is easy to maintain and features a low maintenance rear yard. The ground floor is an open plan layout comprising a spacious living area adjoining a modern kitchen / diner with double doors leading to the rear yard. There is also an entrance porch and guest w.c. on the ground floor. Upstairs there are two double bedrooms, a landing area and a tastefully decorated shower room.

This modern town house would be suited to a wide range of purchasers including first time buyers, investment purchasers or anybody seeking to downsize.





## ACCOMMODATION

Entrance Porch      1.42m x 1.16m      Tiled floor, coat rail and open plan ceiling with second floor window.

### ***Open Plan Living / Dining / Kitchen :***

Living Area      5.32m x 3.41m      Tiled floor, tv point, ethernet connection and staircase to first floor.

Kitchen / Dining Area      5.90m x 2.56m      Tiled floor, extensive floor and eye level units, integrated Belling oven, Hotpoint electric hob with extractor, stainless steel sink, tiled splashback, integrated Samsung fridge freezer, Hotpoint 8kg washing machine, breakfast bar and double doors to:

Rear Yard      2.70m x 1.66m      Concrete floor.

Guest W.C.      1.55m x 1.30m (max)      Tiled floor, w.c. and w.h.b. with tiled splashback.

### ***First Floor***

Landing      2.71m x 2.42m (max)      Carpet floor.

Hotpress      With hot water heat pump.

Master Bedroom      3.35m x 3.34m      Carpet floor, tv point and ethernet connection.

Shower Room      2.17m x 1.81m      Fully tiled, w.c., w.h.b., shower stall with pump shower and tiled surround.

Bedroom 2      3.13m x 2.60m      Carpet floor, tv point, ethernet connection and rear window overlooking Bride Street Church and gardens.

**Total Floor Area: c. 72 sq.m. / c. 775 sq.ft.**





## Features

- B1 energy rating
- Renovated in 2019
- Town centre location
- Westerly rear aspect
- Tastefully decorated

## Outside

- Concrete rear yard
- Permit parking
- Short stroll to main street
- Low maintenance
- 1<sup>st</sup> floor overlooking Bride Street Church gardens

## Services

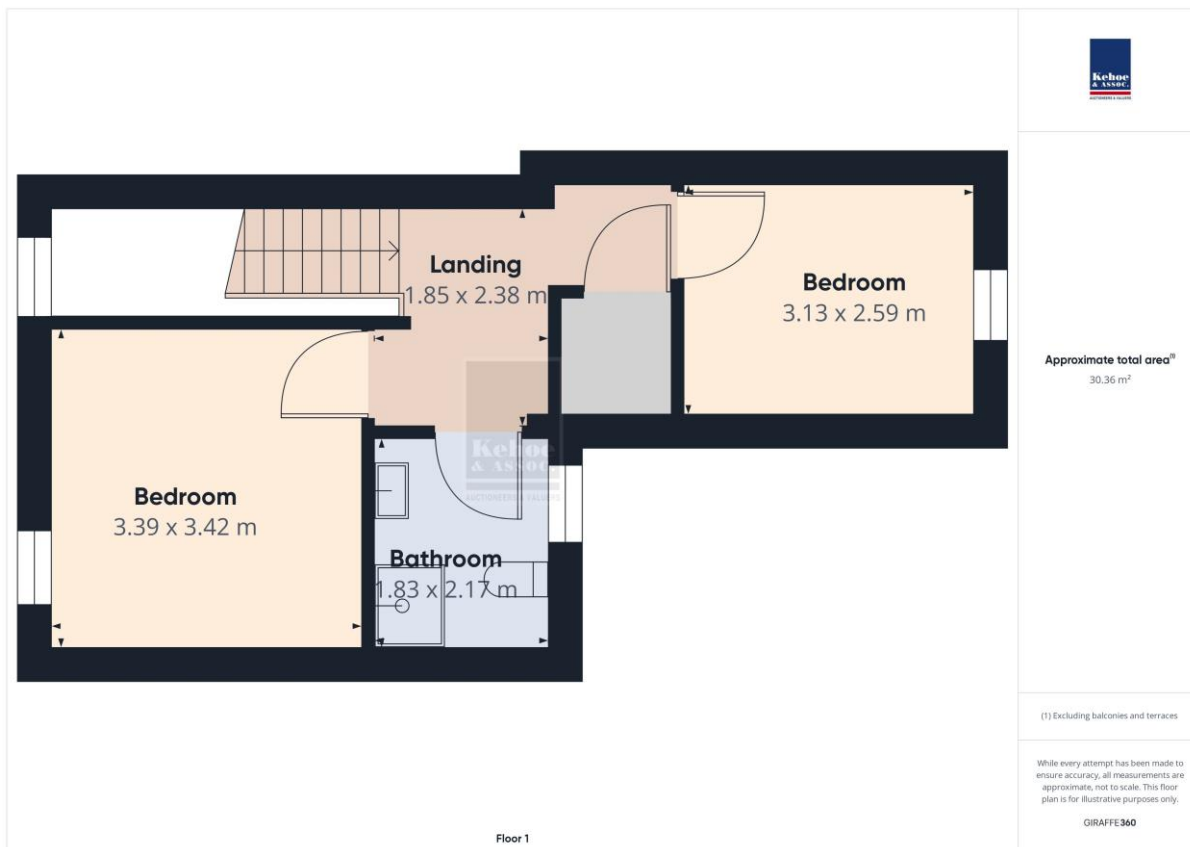
- Mains water
- Mains drainage
- ESB
- Fibre broadband available
- Air to Water heat pump

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

**DIRECTIONS:** Eircode: Y35 EF2N. 'For Sale' board.







**Building Energy Rating (BER): B1 BER No. 113210090**

**Energy Performance Indicator: 99.52 kWh/m<sup>2</sup>/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

