

FOR SALE

AMV: €195,000

File No. D715.CWM



No. 17 The Pillar, King Street, Wexford

- Superb location within walking distance of all imaginable amenities in Wexford Town Centre.
- Terraced townhouse in a quiet courtyard of a mature development.
- Comprising of 2 bedroom and 2 bathrooms, extending to c. 69 sq.m. / 743 sq. ft.
- Accommodation in brief comprises of Entrance Hallway, open plan Living/Dining Area, Kitchenette, 2 Bedrooms (master ensuite) and Family Bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

No. 17 The Pillar, King Street, Wexford

No. 17 The Pillar is an outstanding 2-Bedroom Terrace Townhouse, located in one of the most sought-after & easy access areas of Wexford Town Centre. All amenities including Main Street shopping, supermarkets, bars & restaurants, and Wexford's stunning Quay-front, all within walking distance.

The property is ideally located in a very attracted stone brick development with communal parking. The accommodation is laid out over two floors. On the ground floor, you enter into the hallway which leads through to a large dual access Living Area, dual aspect windows and compact Kitchen area with all appliances included.

On the first floor the accommodation comprises of 2 Bedrooms (master en-suite) and Family Bathroom, all generously proportioned in size.

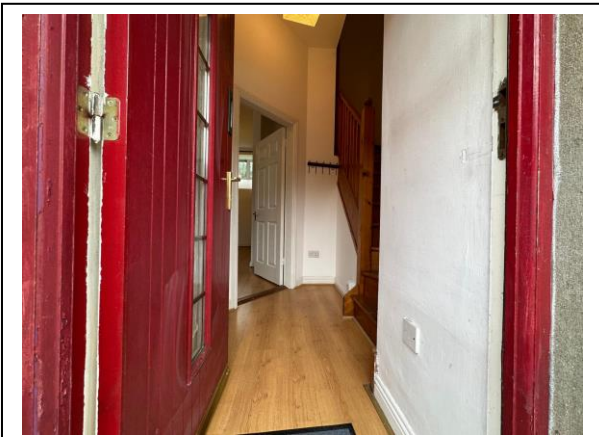
Viewing comes highly recommended and is by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. on 053 9144393.

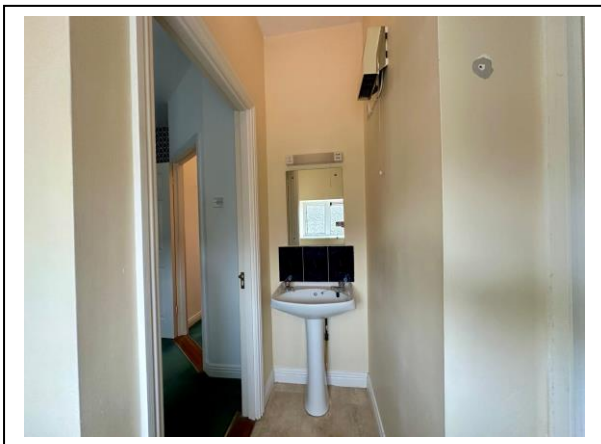


ACCOMMODATION

Entrance Hall	2.51 (max) x 1.30 m	Timber laminate flooring.
Living / Dining Area	6.28 m x 4.47 m	Timber laminate flooring throughout, dual aspect lighting with large window overlooking central courtyard and raised window to the rear. Note: High ceilings measuring c3.14 m
Kitchen	2.47 m x 2.00 m	Lino flooring, floor and eye level cabinet fitted kitchen with ample worktop space, stainless steel sink and drainer, tile splash back, 4 ring electric hob with extractor fan overhead, Ignis electric oven, under counter Indesit washing machine and under counter Whirlpool fridge freezer.
Hot Press		Insulated tank with open shelves,
Coat Closet / Storage Space	1.83 m x 0.89 m	
Landing Area	2.25 m x 1.19 m	Timber staircase leading to First Floor.
Bedroom 1	3.58 m (max) x 3.48 m	Carpeted flooring
Ensuite	2.21 m (max) x 2.17 m (max)	Carpeted flooring throughout.
Bedroom 2	3.53 m x 2.86 m	Laminated flooring, enclosed shower with tiled surround and glass doors, Mira 88 electric pump shower , WHB with tile splashback with mirror and lighting overhead, WC.
Family Bathroom	3.15 m x 1.84 m	Carpeted flooring.
		Lino flooring, Bath with tiled surround, WHB, tiled splashback and lighting overhead. WC.

Total Floor Area 69 sq. m/743 sq. ft.







Features

- Superb Town Centre location
- 2 Bedroom, 2 Bathroom
- Extending to c. 69 sq. m./743 sq. ft.
- Built in 1996.
- All appliances included in the sale.

BER:

BER Number: 112877246

Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Please Note: All appliances are included in the sale.

Management Fees: Management Company is Citadel, approximate annual fees are c. €1,100 to include: block insurance, refuse collection gardening and landscape, agent and administration fees.

Directions: Eircode: Y35 PEX0

Outside

- Private and quiet Courtyard setting.
- Designated parking space at No. 9.

Services

- Mains water
- Mains drainage
- Electric storage heaters throughout
- Fibre broadband available

Building Energy Rating (BER): BER No. 112877246
Energy Performance Indicator: 10012568184

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

Sales Agent
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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