

FOR SALE

AMV: €170,000

File No. D611.CWM



81 College Green, Summerhill, Wexford

- Central Wexford town location 10-minute walk to town centre, near Summer Hill, Clonard, and Grogans Road.
- Mid-terrace, 2 bedrooms, 2 bathrooms, built in 2000, sea views, parking, enclosed backyard.
- Accommodation comprises of an entrance hall, open plan sitting/dining room, kitchen, upstairs bedrooms with master ensuite, and family bathroom.
- Close to bus and train services, shopping, dining, and other in-town conveniences; suitable for various types of buyers
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

81 College Green, Summerhill, Wexford

Superbly located 2-bedroom, 2-bathroom mid-terrace residence occupying a central position in Wexford town.

Situated within the esteemed College Green residential development, this property is positioned only ten minutes' walk from Wexford town centre, adjacent to Summer Hill, Clonard, and Grogans Road. It is set on an elevated site with sea views from the bedroom bay window. There is parking to the front and a small, enclosed backyard.

The property was built in 2000 and offers spacious accommodation including an entrance hall, open plan sitting / dining room, kitchen and upstairs two bedrooms with master ensuite and a family bathroom.

Nearby amenities include bus and train services both local and national, all imaginable amenities, shopping, and dining options a short walk away. This property represents an excellent opportunity to acquire a residence in a highly sought-after area, making it an ideal starter home, investment, or retirement residence. Viewing is highly recommended.

Early viewing of this property comes highly recommended. For further details and appointment to view contact Wexford Auctioneers; Kehoe & Associates on 053 9144393.



ACCOMMODATION

Ground floor

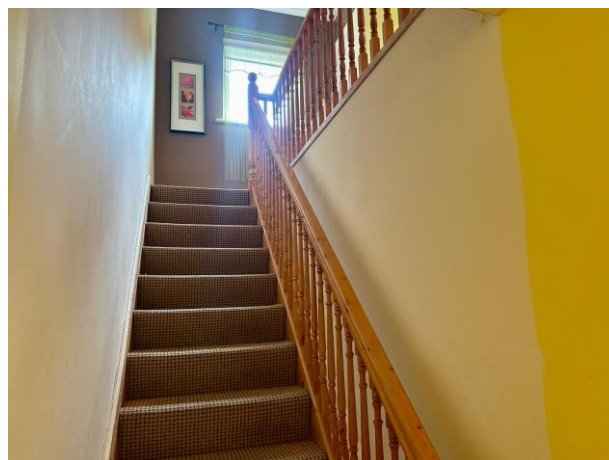
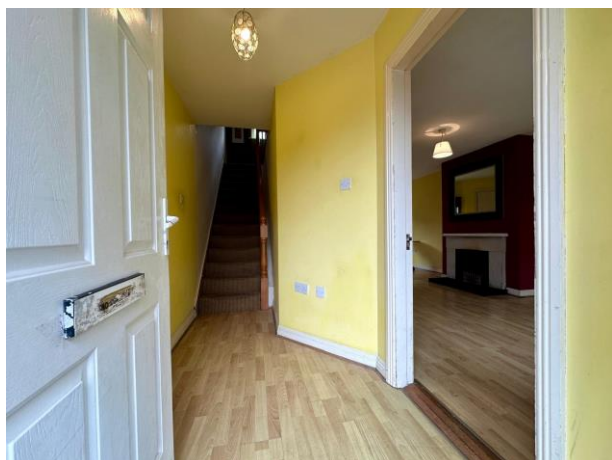
Entrance Hallway	2.88m x 1.60m	Timber laminate flooring.
Living Room/Dining	6.77m x 3.96m	Timber laminate flooring, open fireplace with white marble surround and timber mantle, sliding patio door to rear courtyard.
Kitchen	2.38m x 2.14m	New lino flooring. Fitted kitchen units with electric cooker & extractor fan overhead, Hotpoint washing machine, whirlpool fridge freezer. Stainless steel sink and drainer with tile wall under window overlooking rear courtyard.

Carpeted timber staircase to:

First Floor

Spacious Landing	3.70m x 2.32m	Carpeted flooring with hotpress and hatch to attic.
Family Bathroom	2.0m x 3.2m	Bath with W.C. & W.H.B. tiled walls
Master Bedroom	3.92m x 2.66m	Carpeted flooring with bay window seat overlooking a superb view of the town and Wexford Estuary
En Suite	2.98m x.0.86m	Lino flooring, enclosed tiled shower with new electric Triton T80 shower, w.h.b with tile splash back lighting overhead and w.c.
Bedroom 2	2.93m x 2.32m	Carpeted flooring with window overlooking town and sea view.

Total Floor Area: c. 69 sq.m. (c. 742 sq. ft.)







Features

- Located in Wexford Town
- Terraced home with parking
- Two bedrooms, 2 bathrooms
- Extending to c. 69 sq.m/742 sq.ft.

Outside

- Parking to the front
- Across from common green area
- Private enclosed courtyard
- Timber fencing

Services

- Mains water
- Mains drainage
- Gas central heating
- Fibre Broadband

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

Directions: Eircode: Y35R2W7





Building Energy Rating (BER): D1 BER No. 101377497
Energy Performance Indicator: 241.74 kWh/m²/yr

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