

FOR SALE

AMV: €240,000

File No.d782. BK



No. 1 St. Aidan's, Wexford

- Excellent 2-bedroom end-of-terrace property extending to c. 71 sq.m. / 764 sq.ft. presented to market in immaculate condition throughout.
- A stone's throw to all town amenities, including primary schools, secondary schools, SETU Wexford Campus and Wexford Town's main thoroughfare.
- Low maintenance rear garden, patio and decking area with a south-westerly aspect benefitting from sunshine throughout the day.
- Cobble lock entrance driveway with off street parking for two vehicles.
- Perfect starter home, investment property or anybody seeking to downsize.
- Accommodation briefly comprises; entrance hallway, sitting room, kitchen / dining room, 2-bedrooms, and a bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

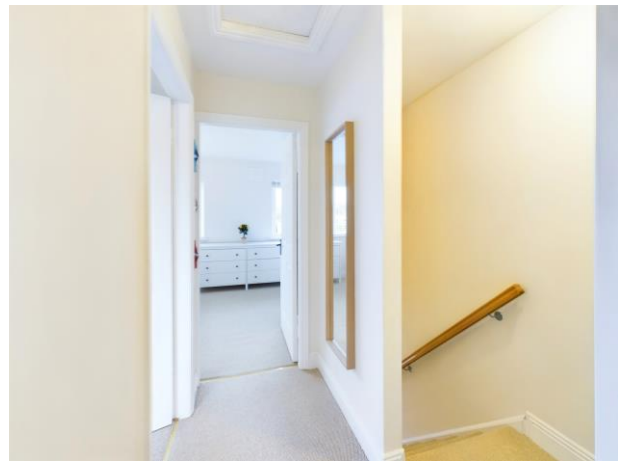


No. 1 St. Aidan's, Wexford

No.1 Saint Aidan's comes to the market in pristine condition. Ideally located a mere 5-minute walk from Wexford Town's main thoroughfare, this excellent property is within walking distance to all the amenities Wexford Town has to offer. Primary and secondary schools, SETU, supermarkets, bars, restaurants, and sports clubs are just a stone's throw away.

The property is presented in immaculate condition throughout and extends to c. 71 sq.m. / 764 sq.ft. The accommodation is light filled with two spacious double bedrooms and a bathroom on the first floor. The ground floor features a sitting room and a kitchen / diner with French doors leading to the south-westerly facing rear garden area providing amply light throughout the day.

There is a cobblelock entrance driveway at the front of the property with parking for two vehicles. The rear of the property boasts a patio and decking area ideally positioned to benefit from sunshine from morning to evening. This modern town house would be suited to a wide range of purchasers including first time buyers, investment purchasers or anybody seeking to downsize to a town centre location.



ACCOMMODATION

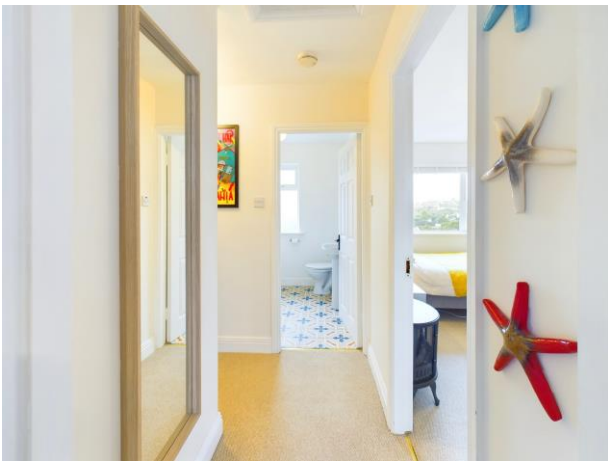
Ground Floor

Entrance Hallway	1.61m x 1.30m (max)	Herringbone flooring and staircase to first floor.
Sitting Room	4.16m x 3.88m	Herringbone flooring, wall mounted storage cabinet and open archway into:
Kitchen / Dining Room	4.86m x 3.02m	Herringbone flooring, floor and eye level units, electric oven & hob, integrated Samsung fridge freezer, integrated Whirlpool washing machine, stainless steel sink unit and French door to rear garden area.

First Floor

Landing	1.97m x 1.97m (max)	Carpet floor and attic access.
Master Bedroom	4.84m x 3.07m (max)	Carpet floor, wall panelling and hotpress.
Bedroom 2	4.13m x 2.78m	Carpet floor and wardrobe units.
Bathroom	2.04m x 1.98m	Tiled floor w.c., w.h.b. vanity unit bath with Triton T90sr electric shower and tiled surround.

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





Features

- Presented in immaculate condition
- Accommodation extending to c. 71 sq.m. / 764 sq.ft.
- 2-bed end-of-terrace residence
- Town centre location
- South-westerly rear aspect
- Suitable for a wide range of purchasers
- Tastefully decorated

Outside

- Cobblelock entrance driveway
- Off street parking for two vehicles
- 5-minute walk to main street
- Rear patio and decking areas
- Small lawn area
- Low maintenance

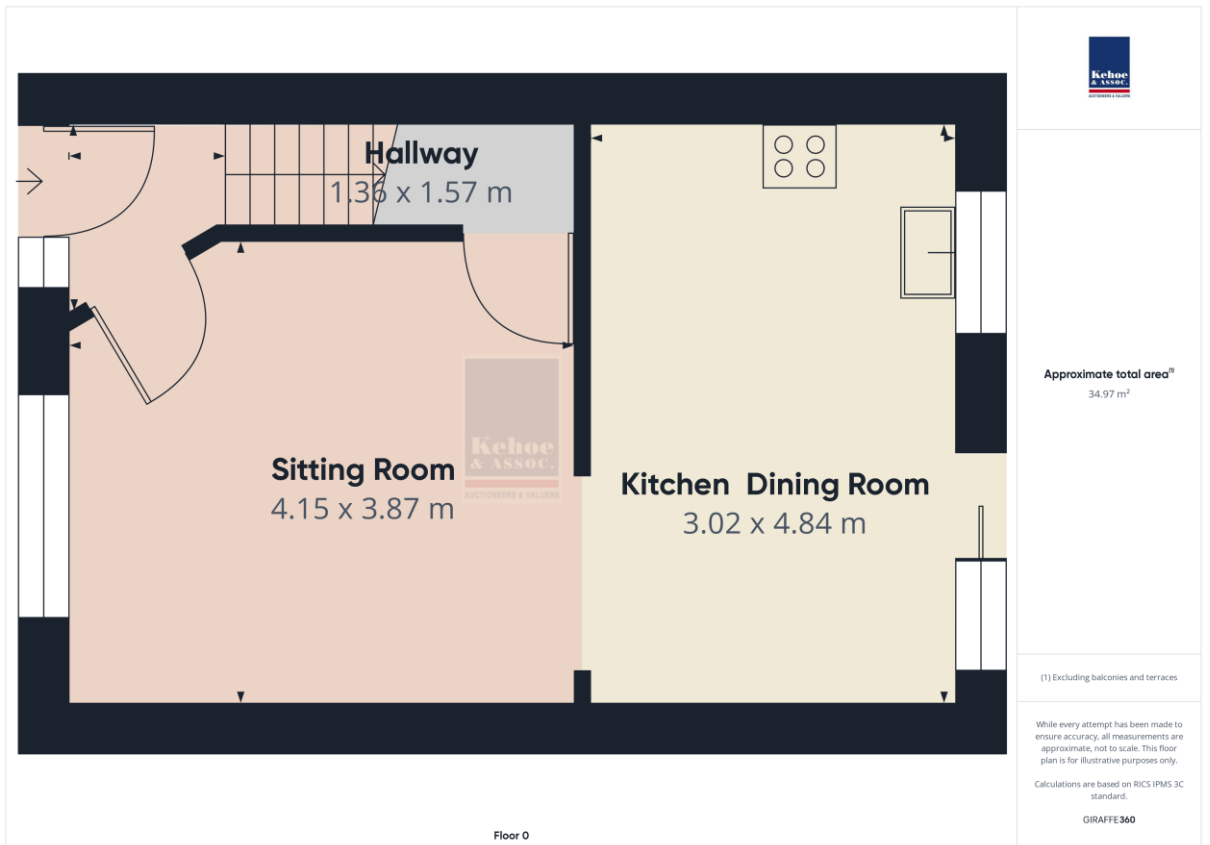
Services

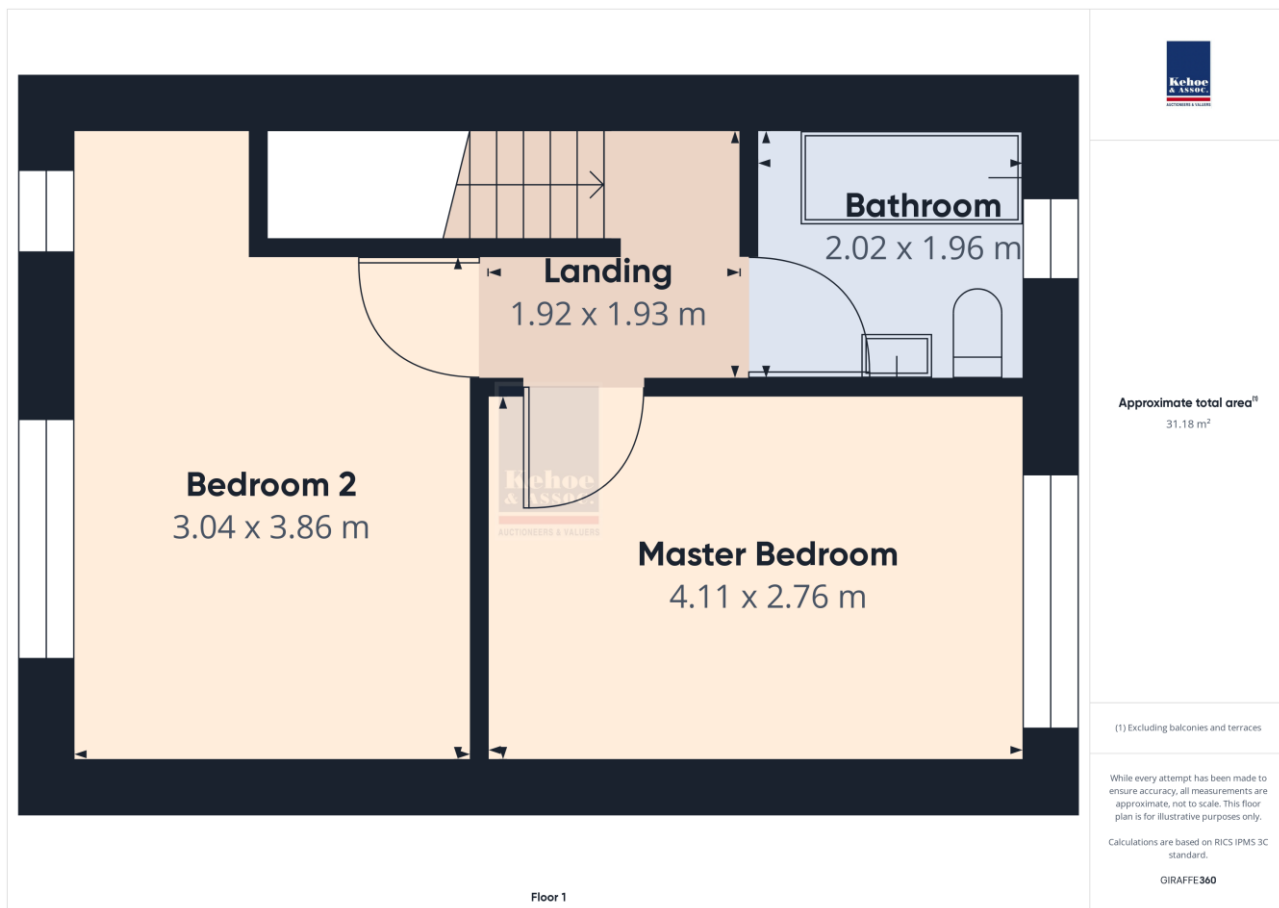
- Mains water
- Mains drainage
- Electric heating
- ESB
- Fibre broadband available

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

DIRECTIONS: Eircode: Y35 X57C. 'For Sale' sign







Building Energy Rating (BER): C3 BER No. 106191729

Energy Performance Indicator: 222.74 kWh/m²/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