

FOR SALE

AMV: €139,000

File No. b461.BF



1 Priory House, Spawell Road, Wexford

- Priory House enjoys an almost un-paralleled sense of convenience, and this 2 bedroomed apartment boasts elegantly proportioned and perfectly balanced accommodation with a great sense of space prevailing throughout, situated on the ground floor with own door access and all on the one level with no steps to negotiate
- It is in easy walking distance of all town centre amenities, Main Street, National Opera House, Arts Centre, bus & rail services, fabulous Waterfront Promenade and only a short stroll from Wexford Harbour Boat & Tennis Club.
- To arrange a suitable viewing appointment, contact the sole selling agents, Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.

1 Priory House, Spawell Road, Wexford

Spawell Road is one of Wexford town's most sought-after residential addresses. Priory House enjoys an almost un-paralleled sense of convenience, and this ground floor apartment boasts elegantly proportioned and perfectly balanced accommodation with a great sense of space prevailing throughout. It is in easy walking distance of all town centre amenities, Main Street, National Opera House, Arts Centre, Library, bus & rail services, fabulous Waterfront Promenade and only a short stroll from Wexford Harbour Boat & Tennis Club.

Located in a fabulous old building which was originally a St. John of God Convent and was converted into apartments a number of years ago retaining the character and many of the original features. Presented in good condition throughout with newly fitted kitchen units including hob, extractor and oven. Situated on the ground floor this spacious apartment offers excellent accommodation, all on the one level with no steps to negotiate. The generously proportioned rooms are light filled with high ceilings, timber floors and picture windows. This property is a perfect choice as a low maintenance permanent home with all amenities close by, it would also have much to offer as weekend retreat or holiday home.

Accommodation briefly comprises; kitchen/dining area, living room, 2 bedrooms and one bathroom.





ACCOMMODATION

Kitchen/Dining Area	3.29m x 5.76m	With built-in floor and eye level units, oven, hob, extractor, part tiled walls, laminate floor, hotpress with dual immersion and picture window. Double doors to:
Sitting Room	4.34m x 3.23m	With solid fuel stove and two picture windows.
Inner Hallway		With laminate floor and storage closet.
Bedroom 1	3.88m x 3.24m	With sliderobes and two picture windows.
Bathroom	2.18m x 2.44m	Bath with electric shower over, w.c., w.h.b., part tiled walls and laminate floor.
Bedroom 2	3.32m x 3.25	With timber floor, built-in wardrobe and picture windows.

Total Floor Area: c. 65.59 sq.m. / 706 sq.ft.



FEATURES

- Charming ground floor apartment with own door access.
- Plenty of character, picture windows, high ceilings and timber floors.
- Tastefully decorated presented in good condition
- Convenient to all Wexford town amenities.

SERVICES

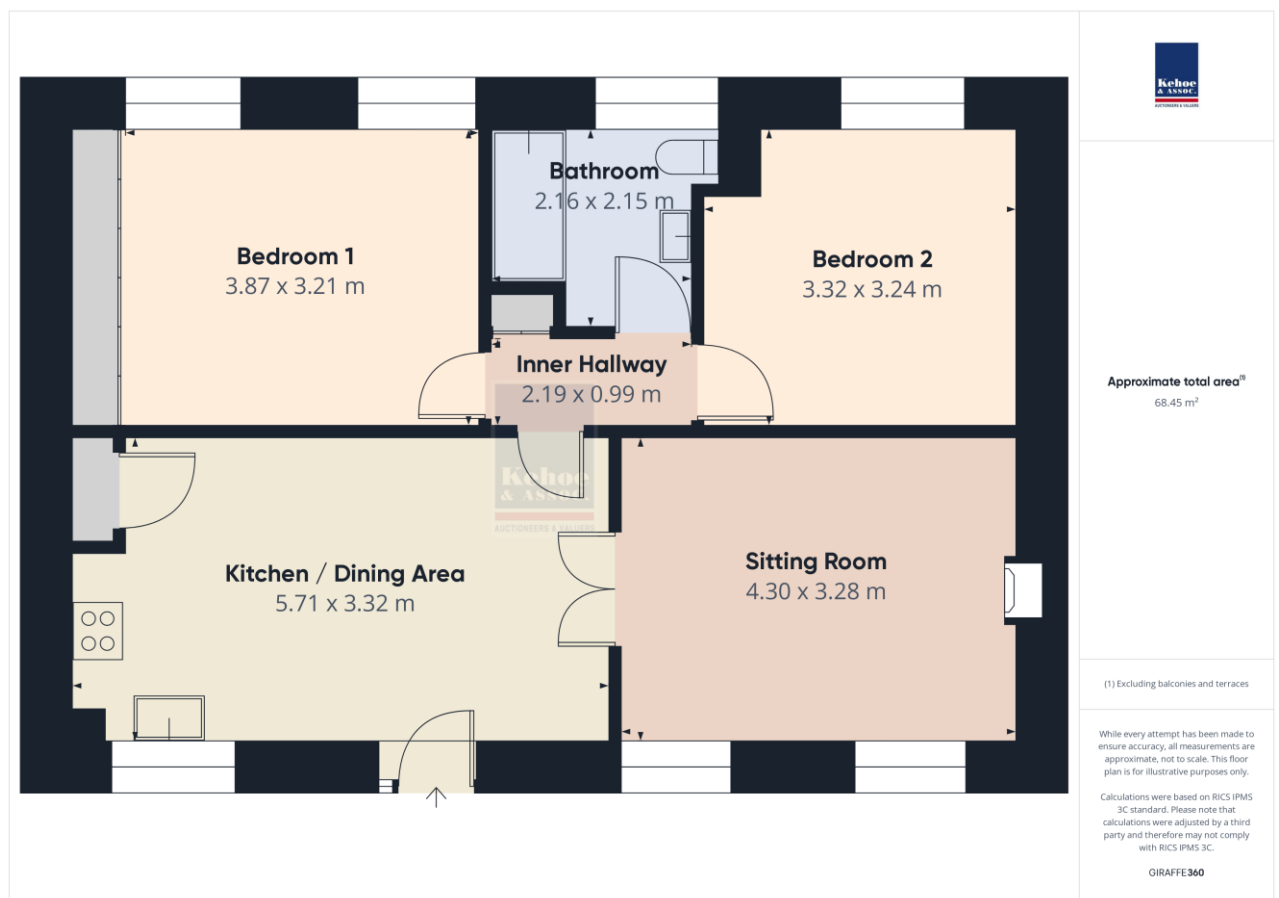
- Mains electricity.
- Mains water.
- Mains drainage.
- Central heating from solid fuel stove.
- 1 storage heater and wired for storage heating throughout.

OUTSIDE

- Ample car parking.
- Communal clothes lines.
- Refuse bins.

PLEASE NOTE: Service charge: €1,645 per annum – includes building insurance, maintenance and insurance of the common areas, sinking fund and refuse collection.

DIRECTIONS: Eircode: Y35TD42



Building Energy Rating (BER): D2
BER No.: 107760258
Energy Performance Indicator: 274.5 kWh/m²/yr

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

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