

FOR SALE

AMV: €235,000

File No. e127.CM



10 Abbey Court, Upper George's Street, Wexford

- A beautiful 2-bedroom apartment located in the heart of Wexford Town.
- Only a few minutes' walk from Wexford's main street.
- This 2nd floor apartment enjoys an exceptional location on George's Street - one of Wexford's most convenient addresses.
- A perfect opportunity to acquire a home for owner occupier or an ideal investment in a highly lettable location.
- Accommodation briefly comprises; entrance hall, open plan living / dining room, kitchen, family bathroom & 2 bedrooms, master (ensuite).
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393 or at sales@kehoeproperty.com

Situated in a highly regarded and exceptionally convenient location, Abbey Court on Upper George's Street offers the perfect blend of town-centre living and residential tranquillity. This mature and well-maintained development is just a short walk from all that Wexford town has to offer.

A gentle 350m stroll brings you to North Main Street, with its excellent selection of shops, cafés, restaurants, and everyday amenities. The property is also within easy reach of Wexford's train and bus stations, The National Opera House and the renowned Wexford Quay Front, making it an ideal choice for both commuters and those who enjoy an active lifestyle.

Wexford continues to grow in popularity as a place to live, particularly for those looking to relocate from Dublin or other urban centres.

Wexford Quays



National Opera House



10 Abbey Court, Upper George's Street, Wexford

Tucked away in a prime location just off Upper George's Street, 10 Abbey Court is a charming and well-maintained home offering comfort, convenience, and a warm sense of home. This bright and cleverly laid-out property extends to c. 98 sq. m. / c. 1,054 sq. ft. making excellent use of space throughout.

The accommodation is thoughtfully designed, featuring spacious living and dining areas, a well-equipped kitchen, and comfortable bedrooms. Ideal as a starter home, downsizer's retreat, or investment property, this home combines modern functionality with a quiet and well-established setting.

Located in a mature, sought-after development, residents enjoy proximity to a host of local amenities including shops, cafés, public transport, and scenic coastal walks. Private parking and a low-maintenance courtyard add to the appeal.

From the front of the property there are views over Wexford Harbour and to the rear there is an extensive balcony.



ACCOMMODATION

Landing Area	5.70m x 3.33m (max)	Timber flooring, ceiling coving and water views.
Storage Press Hotpress		
Master Bedroom	3.69m x 3.47m	Carpet flooring, built-in wardrobe units and water views.
Ensuite	2.71m x 0.97m	Tiled floor, w.c., w.h.b. with tiled splashback, shower stall with pump shower and tiled surround.
Bedroom 2	3.08m x 3.23m	Carpet flooring and water views.
Family Bathroom	2.68m x 1.98m	Tiled floor, w.c., w.h.b., bath with mixer taps and tiled surround.
Living / Dining Room	8.17m x 4.31m	Timber flooring, ceiling coving, solid fuel stove with granite hearth and timber surround. Sliding door to balcony area.
Kitchen	3.23m x 1.97m	Tiled flooring, stainless steel sink, electric oven, hob, overhead extractor, tiled splashback, floor and eye level units, washing machine, fridge freezer and door to balcony area.

Total Floor Area: c. 98 sq. m. / c. 1,054 sq. ft.





Features

- Well-presented home
- 2 Spacious bedrooms
- Large open plan living
- Convenient location
- Walking distance to town amenities

Outside

- Extensive private balcony
- Designated off street parking
- Gated Entrance

Services

- Mains water
- Mains drainage
- OFCH
- ESB

VIEWING: Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc.

DIRECTIONS: In Wexford Town, proceed along Johns Street heading south towards Rowe Street Church. Turn left at the Johns Road crossroads onto Upper George's Street. Proceed along Upper Georges Street, Abbey Court is approx. 300m down on the left. No.10 is on the left hand side as you enter the complex, second floor. **Eircode: Y35 AC96**





Building Energy Rating (BER): E1 BER No. 118514504

Energy Performance Indicator: 338.92 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent

Colum Murphy

Contact No: 053-9144393

Email: Sales@kehoeproperty.com

Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



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