

FOR SALE

AMV: €415,000

File No. D788



St. Theresa's", St. John's Road, Wexford

- ❖ Beautiful 3-bedroom semi-detached home extending to c. 97 sq.m. / 1,044 sq.ft.
- ❖ Extended and refurbished since 2015 including rewiring, replumbing, attic and internal wall insulation and a new condensing boiler.
- ❖ Highly sought after address just 550m from the heart of Wexford Town's Main Street and Quay Front with all amenities nearby.
- ❖ Ground floor living, off street parking and directly south facing private rear garden.
- ❖ A rare opportunity in one of Wexford Town's most prestigious residential locations.
- ❖ To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393 (d284)
- ❖



Location

“Saint Theresa’s” is located on the ever-desirable St. John’s Road, one of Wexford Town’s most prestigious residential addresses. This quiet and mature area is just 550m from Wexford’s vibrant main street and the picturesque quay front of Wexford Harbour. A short stroll places all town centre amenities within easy reach from supermarkets and high-street shopping to coffee shops, pharmacies, restaurants, and cultural attractions.

Education and public transport are also well-catered for in the immediate area, with several primary and secondary schools, S.E.T.U., Wexford Bus Station, and O’Hanrahan Train Station all nearby. Wexford General Hospital is just 5 minutes away. For those seeking weekend escapes or seaside serenity, the renowned ‘Blue Flag’ beaches at Curracloe and Rosslare Strand are both within a 20-minute drive, while Dublin City is accessible in under 1 hour 30 minutes.



“Saint Theresa’s”, St. John’s Road, Wexford

Kehoe & Associates are delighted to present “Saint Theresa’s”, a charming 3 bedroom semi-detached home located on the highly sought after St. John’s Road, one of Wexford Town’s most prestigious residential addresses. This property offers a rare opportunity to acquire a home of character and substance in a prime town centre location, just a short stroll from Wexford’s Main Street, Quay Front, and every conceivable amenity.

Extending to c. 97 sq.m. / 1,044 sq.ft., the property has benefitted from a series of thoughtful renovations and upgrades since 2015, ensuring it meets the demands of modern living while retaining its original warmth and charm. These works include a full rewire and replumb, internal wall and attic insulation, the installation of a new condenser boiler, an upgraded bathroom, and a solid fuel stove fitted in the sitting room.

The rear of the property was extended in 2015 to create a bright and airy kitchen / dining space. A wonderful addition to the home, with a skylight overhead and double doors opening directly onto the south facing garden. This open plan area is drenched in natural light throughout the day, making it an ideal space for entertaining or enjoying relaxed family life.

The accommodation is well laid out, with three well-proportioned bedrooms, a modern bathroom, and a welcoming living room centred around the cosy stove. The property also boasts off street parking to the front and an extremely private south facing rear garden, perfect for enjoying the sun and hosting outdoor gatherings. The home is fully alarmed and presented in very good condition throughout.

“Saint Theresa’s” is a genuine one off opportunity, a real gem in a premier residential setting. Homes in this location seldom come to market. Viewing comes highly recommended.







ACCOMMODATION

Entrance Porch	2.17m x 1.88m	Carpet floor.
Entrance Hallway	4.00m x 1.23m	Carpet floor and Stira staircase to attic.
Sitting Room	4.01m x 4.54m	Carpet floor and solid fuel stove with granite hearth.
Kitchen / Dining Room	4.43m x 4.62m	Lino floor, floor and eye level units, electric oven, hob, extractor, stainless steel sink, integrated fridge freezer, dual sky lights and double doors to rear garden.
Utility Room	2.69m x 1.24m	Wood effect tiled floor, built-in storage units, washing machine and dryer.
Bedroom 2	3.44m x 3.02m	Carpet floor and built-in storage units.
Master Bedroom	3.87m x 3.66m (max)	Carpet floor.
Bedroom 3	3.73m x 2.68m	Laminate floor.
Shower Room	2.83m x 2.05m	Tiled floor, w.c., w.h.b., Triton T90sr electric shower and wall panelling.

Total Floor Area: c. 97 sq. m. / 1,044 sq. ft.





Features

- Charming 3 bed / 1-bath residence
- Semi-detached bungalow
- Acc. extending to c. 97 sq.m. / 1,044 sq.ft.
- Surrounded by amenities
- Refurbished since 2015
- A rare gem
- One of Wexford Town's most desirable residential areas

Outside

- Private, enclosed rear lawn
- Low maintenance garden
- Short stroll to Wexford's main street
- Off street parking
- Directly south facing rear aspect
- Highly sought after location
- Side access gate

Services

- Mains water
- Mains drainage
- O.F.C.H. (with condensing boiler)
- ESB
- Fully alarmed
- Fibre broadband available

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: From Wexford's North Main Street proceed up George's Street until you come to the junction between George's Street, Upper John Street and St. Johns Road. Proceed through the traffic lights onto St. John's Road and the property for sale, "Saint Theresa's", is approximately 250m up here on the left-hand side (For Auction board). **Eircode: Y35 F3P3**



Approximate total area⁽¹⁾
90.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Building Energy Rating (BER): C2 BER No.: 105555643

Energy Performance Indicator: 199.27 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. PRA No. 002141