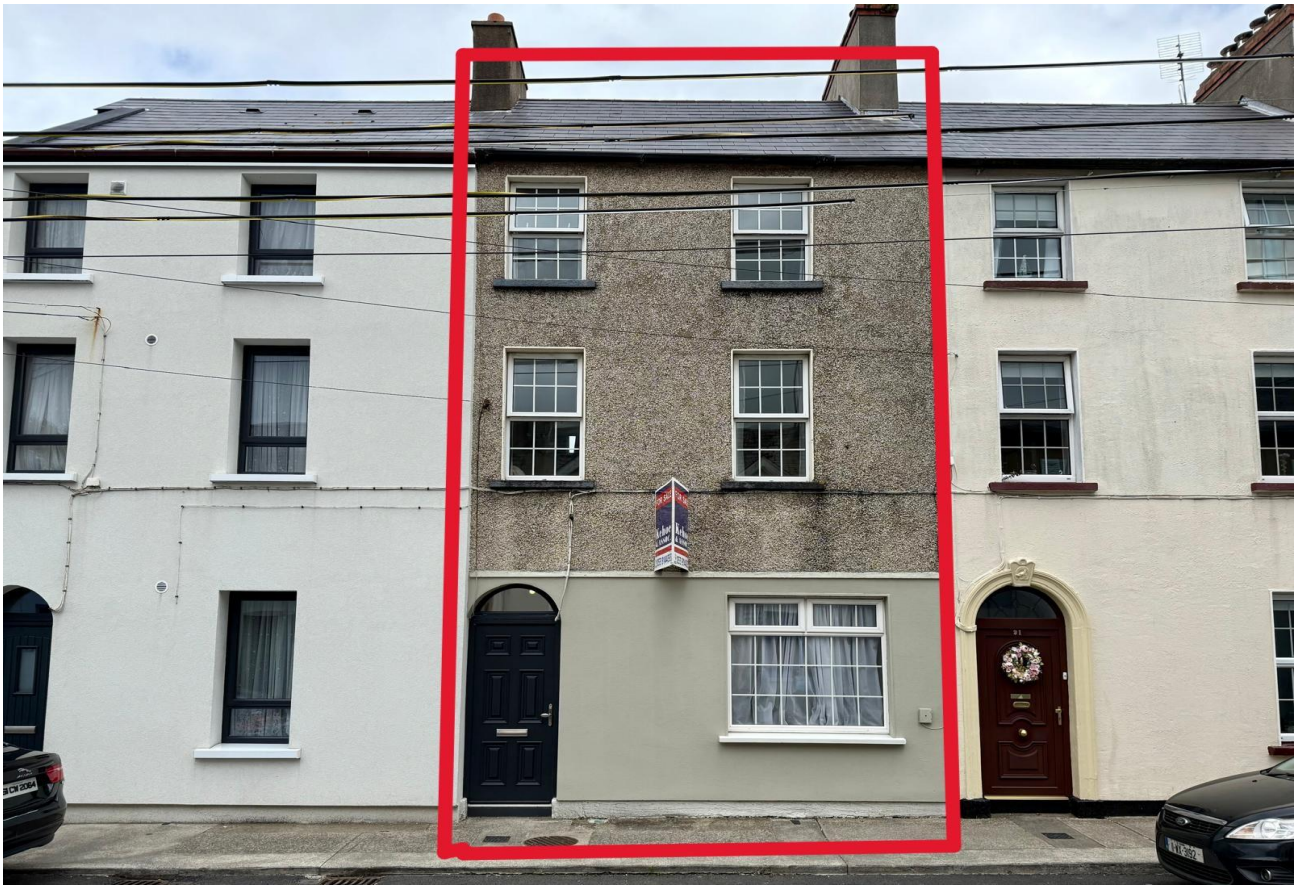


# FOR SALE

AMV: €275,000

File No.E117.CWM



## 87 Upper John Street, Wexford Y35 T3V8

- Situated in Wexford town within easy walking distance to Wexford Main Street and a host of amenities.
- Built in 1899, this charming traditional four-bedroom town house extends to c. 139 sq.m.
- Presented in excellent condition and refurbished in 2023 with new flooring, modern fitted kitchen, stylish bathroom, and improved BER(G~C3).
- Accommodation in brief comprises of entrance hall, living room and newly installed kitchen. First floor hosts a large bedroom with double front windows, a second bedroom with built in wardrobes and newly installed shower room. The second floor host a third large bedroom and fourth bedroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393.



**Kehoe  
& ASSOC.**



## **87 Upper John Street, Wexford Y35 T3V8**

This charming traditional four-bedroom, three-storey mid-terrace residence is ideally situated in a mature and highly sought-after residential area of Wexford Town. Located on Upper John Street in the heart of the town centre, it is within easy walking distance of Wexford's Main Street and a full range of local amenities including primary and secondary schools, Wexford General Hospital, churches, shops, restaurants, hotels, and pubs.

No. 87 Upper John Street was refurbished in 2023 with significant upgrades including new flooring, a modern kitchen with new appliances, and a fully refurbished bathroom. The property's Building Energy Rating has been improved from a G to a C3, incorporating modern comforts throughout.

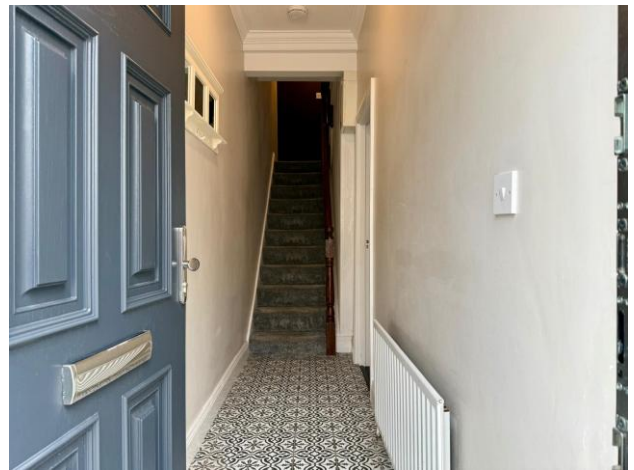




The accommodation comprises an entrance hall and a sitting room featuring an energy-efficient pellet stove that provides hot water and heats all radiators in the house. The newly installed kitchen is fully fitted with contemporary finishes. Upstairs, the bathroom has been completely refurbished with a new shower and sanitary ware. The master bedroom is bright and spacious, while the second bedroom benefits from extensive fitted wardrobes and could easily be converted into a walk-in wardrobe or dressing room. On the second floor, there are two generously sized double bedrooms with new flooring.

Externally, the property boasts an enclosed rear garden, making it an ideal starter home or a sound investment opportunity.

It is highly recommended, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.



## ACCOMMODATION

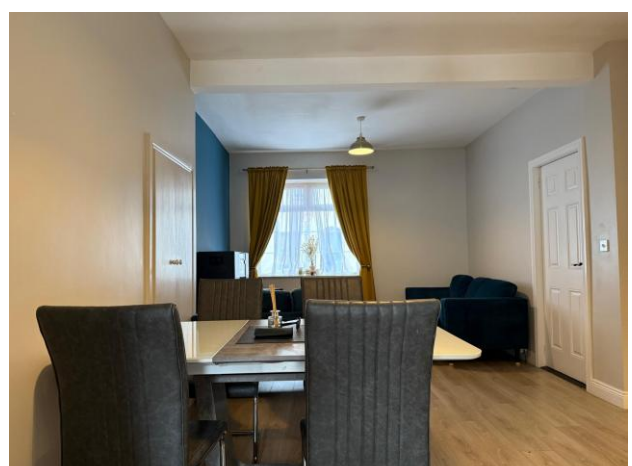
Entrance Hall                      3.35m x 0.97m    Tiled flooring, wall mounted mirror and hooks, new electric fuse board

*Door leading through to*  
Living/Dining Area              6.03m x 3.49m    Newly laid timber laminate flooring throughout, large window overlooking street side, energy efficient pellet boiler, Siro broadband connection, hot-press with immersion, dual fuel to pellet burner an electric immersion, reading nook corner.

*Two steps up through double glass doors leading through to:*

Kitchen                              4.60m x 2.53m    Tiled flooring throughout, fully fitted newly installed kitchen with floor cabinets throughout, ample worktop space, stainless steel sink and drainer, Indesit electric hob, Hotpoint washing machine, Beko dishwasher, Hotpoint steam and fan oven, Samsung microwave and Bush fridge freezer with tall larder press and breakfast counter space. Door leading through to rear garden.

*Carpeted timber staircase with original hand posts and newels leading to:*









## **ACCOMMODATION**

### ***First Floor:***

Half Landing Space      1.56m x 1.07m      Carpeted flooring.

### ***Step up to:***

Family Bathroom      2.53m x 2.34m      Newly refurbished in including new tiles, new shower, new cabinetry storage space and new sanitary ware. Large shower with Triton Madrid 2 all electric, fully fitted cabinetry with dressing room space, mirror and lighting overhead and ample storage space throughout, w.h.b with built in storage space underneath and mirror overhead, w.c and chrome towel rail.

### ***Four steps up to:***

Half Landing Space      1.55m (max) x 1.47m (max)      Carpeted flooring.

Master Bedroom      4.61m x 2.94m      Newly laid carpeting throughout, two windows overlooking front and street side, built in wardrobes, original doors and architrave protecting the character of these town houses.

Bedroom 2/walk in wardrobe      3.23m x 2.57m      Carpeted flooring throughout, three and a half-bay built in wardrobes with ample storage space, open shelves and rails throughout.

*Carpeted staircase with window overlooking rear garden leading to half landing area, following on to:*







## **ACCOMMODATION**

### ***Second Floor:***

Half Landing	1.56m (max) x 1.51m	Carpeted flooring, hatch to attic.
Bedroom 3	4.89m x 2.95m	Newly laid carpeted flooring throughout, two windows overlooking street side, original doors and architrave, tv point and electrical points.
Bedroom 4	3.25m x 3.18m	Newly laid carpeted flooring throughout, electric points, large windows overlooking rear courtyard, town scape views with river estuary view.

**Total Floor Area: c.130 sq.m / 1,400 sq.ft**







### Features

- Built in 1899
- Extended to c. 130 sq.m
- Four bedrooms, One Bathroom
- Fully refurbished in 2023

### Outside

- Enclosed rear courtyard
- Part concrete, part artificial grass easily maintained rear garden.
- Residence parking
- One way Street with dual side footpaths

### Services

- Main water
- Mains drainage
- Wood pellet burner
- Siro 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: Y35 T3V8





**Building Energy Rating (BER): C3    BER No. 109276501**  
**Energy Performance Indicator: 224.96 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**  
**CATRIONA MURPHY**  
**087 2427525**

**Email: [catriona@kehoeproperty.com](mailto:catriona@kehoeproperty.com)**



**Kehoe & Assoc.,**  
Commercial Quay,  
Wexford  
053 9144393  
[www.kehoeproperty.com](http://www.kehoeproperty.com)  
Email: [sales@kehoeproperty.com](mailto: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. PRSA No. 002141