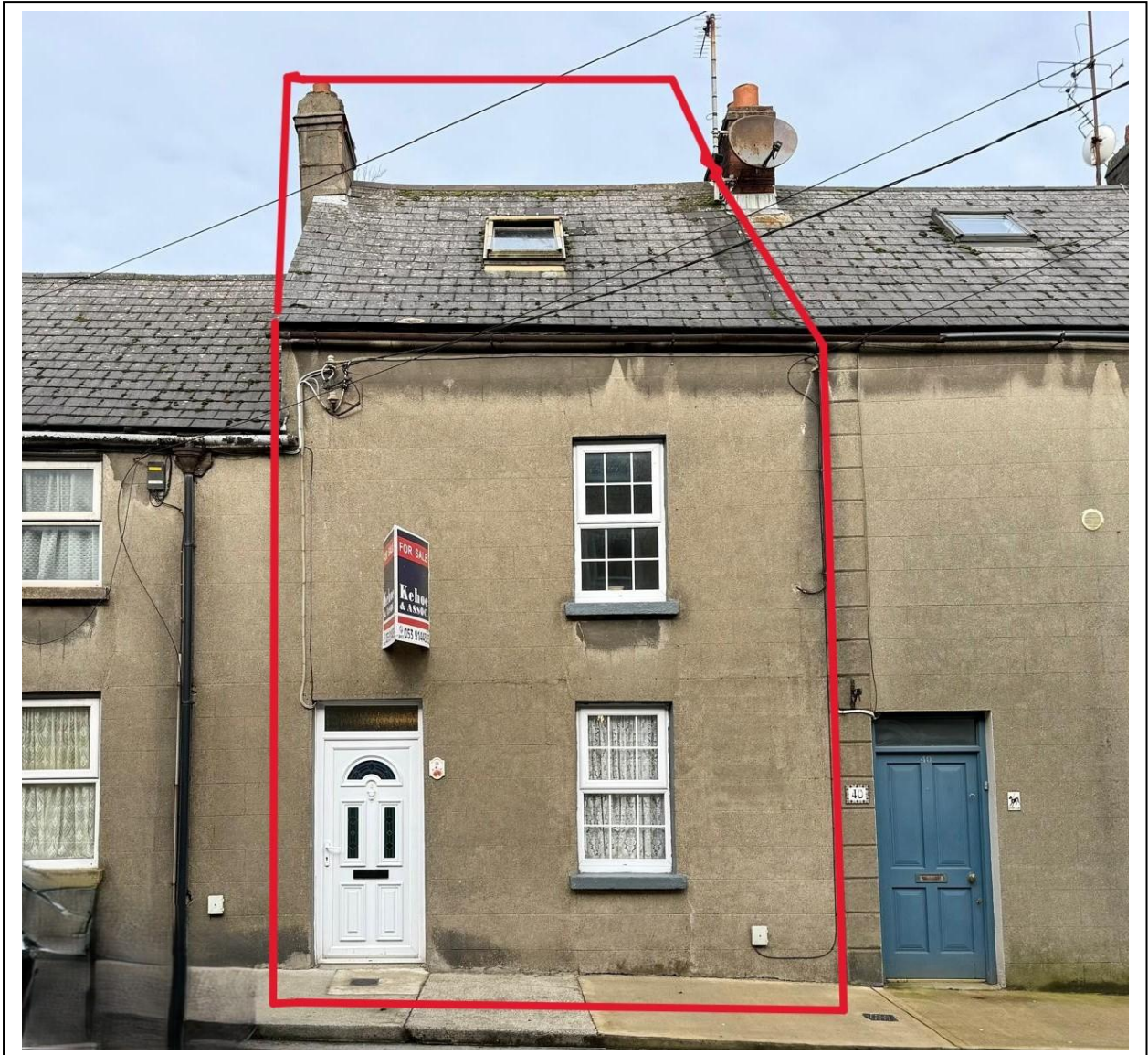


FOR SALE

AMV: € 180,000

File No.E262.CWM



38 Parnell Street, Wexford Y35 X7F1

- Built in c 1900s this town centre property is within walking distance of all amenities.
- Two-bedroom terrace with large bathroom, extending to c. 89 sq.m.
- Easy to maintain enclosed rear courtyard with decking.
- The accommodation in brief comprises of an entrance hallway, front sitting room, ground floor bedroom, kitchen / dining room and door leading to rear decking courtyard. Upstairs is a first-floor double bedroom & large bathroom. On the second floor is a large ancillary room with Velux window.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

38 Parnell Street, Wexford Y35 X7F1

No. 38 Parnell Street is a two-bedroom terrace townhouse offering a town centre location, within walking distance to all amenities. This property at Parnell Street is in good condition and has the benefit of rear kitchen extension. The courtyard to the rear is enclosed and includes a decking area meeting the old town walls.

The property is very well presented with potential for modern decor.

The internal accommodation comprises of an entrance hall, sitting room, kitchen / dining room and a ground floor bedroom. On the first floor is a newly renovated family bathroom and large bedroom. The second floor hosts a spacious ancillary room with a velux window overhead.

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





ACCOMMODATION

Entrance Hall	6.12m x 0.97m	Tiled flooring, radiator cover and electric fuse board.
<i>Door leading through to:</i>		
Sitting Room	.293m x 3m	Timber laminate flooring, window overlooking street side, Siro broadband connection, alcove built in display cabinetry, fireplace which is blocked up.
Second Sitting Room/ Ground Floor Bedroom	3.27m x 2.58m	Timber fireplace with electric Dimplex insert fire, alcoves right and left, timer for external oil fired central heating system, pvc double glazed window overlooking rear courtyard and old stone walls.
<i>Through to:</i>		
Galley Kitchen	5.47m x 3.11m (on widest part of wall)	Tiled flooring throughout, fully fitted with floor and eye level cabinets, ample worktops space, tiled splashback surround, double drainer stainless steel sink, free standing Hotpoint electric oven, Creda dryer, Whirlpool washing machine and door leading through to westerly facing courtyard.
<i>Carpeted timber staircase leading to:</i>		



ACCOMMODATION

First Floor

Landing Area	1.86m x 1.36m	Halfway landing and double-glazed window overlooking the lean-to flat roof to the rear. Carpeted flooring.
Master Bedroom	4.06m x 3.28m	Carpeted flooring, built in wardrobes, double glazed pvc window overlooking street side.
Large Bathroom	3.18m x 2.48m	Tiled flooring, large enclosed shower, Triton Noval sr, chrome towel rail, w.h.b with cabinetry underneath, w.c., double door press to hot-press with open shelves and storage space.
<i>Carpeted staircase leading up to:</i>		
Ancillary Room	4.07m x 3.81m	Timber laminate flooring, Velux overhead, built in wardrobes.

Total Floor Area: c. 89 sq.m / 958 sq.ft





Features

- Built in circa 1900's
- 2 Beds, 1 Bathroom
- Walking distance to all town amenities
- Extending to 89 sq. m

Outside

- Enclosed rear courtyard
- Decking throughout the courtyard
- Beautiful old stone walls
- Street side parking
- Residence parking permits

Services

- Mains water
- Mains drainage
- OFCH
- Fibre 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 X7F1



Building Energy Rating (BER): F BER No. 119177442
Energy Performance Indicator: 432.94 kWh/m²/yr

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

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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. PRSA No. 002141