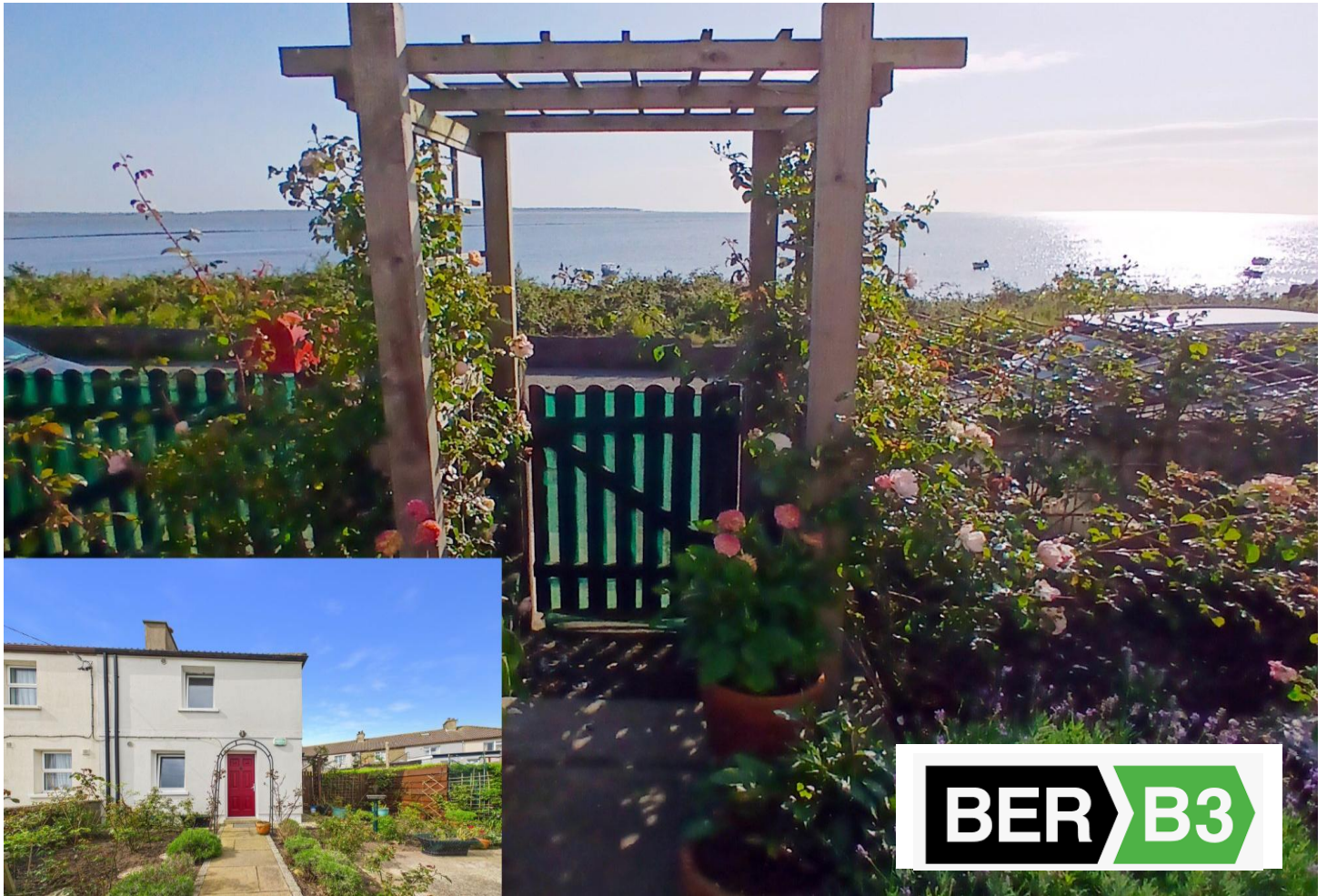


# FOR SALE

AMV: €275,000

File No.E190. BF



## 6 Harbour View, Maudlintown, Wexford

- A stunning fully refurbished three bedroomed townhouse boasting magnificent un-interrupted views across Wexford Harbour and out to sea. Conveniently situated in this mature location just off Trinity Street, this property is within walking distance of the Town Centre and all amenities.
- This charming traditional townhouse was recently refurbished to a high standard, with upgrades including wall and attic insulation, new floors with dpc, radon barrier and insulation, complete re-wiring, re-plumbing, double glazed uPVC windows, oil-fired condensing boiler, solid fuel stove with back boiler supplementing the heating system, modern fitted kitchen and stylish contemporary bathrooms.
- This characterful residence offers immense appeal to discerning purchasers seeking a stylish coastal home. It represents an ideal starter home while also offering a superb low-maintenance option for those looking to enjoy convenient in-town living. Equally, it would make a perfect coastal retreat in the sunny south-east, with all that Wexford Town has to offer right on your doorstep.
- Early viewing is highly recommended - to book an appointment contact Wexford Auctioneers Kehoe & Associates 053-9144393



## 6 Harbour View, Maudlintown, Wexford

**Description:** A stunning fully refurbished three bed roomed townhouse boasting magnificent uninterrupted views across Wexford Harbour and out to sea. Conveniently situated in this mature location just off Trinity Street, this property is within walking distance of the Town Centre and all amenities. Local shops, pharmacy, medical centre and pubs are only a short stroll away in The Faythe. For outdoor enthusiasts nearby sports facilities and The Rocks walking trails provide sweeping panoramic views over Wexford Harbour and beyond, making this an exceptional setting for both relaxation and an active lifestyle.

This charming traditional townhouse was recently refurbished to a high standard, with upgrades including wall and attic insulation, new floors with dpc, radon barrier and insulation, complete re-wiring, re-plumbing, double glazed uPVC windows, oil-fired condensing boiler, solid fuel stove with back boiler supplementing the heating system, modern fitted kitchen and stylish contemporary bathrooms. Special features include handmade oakwood shoe bench in the hall, oak shelving, crafters long and standard tables all made by the same joiners. Another lovely feature is the use of 100 year old salvaged oak, sized and crafted to create the sitting room's mantelpiece as well as the step into the kitchen and the window boards throughout the house, all sanded and finished with nine coats of danish oil, all enhancing the wonderful aged cottage feel to the house.

Boasting bright and beautifully presented accommodation, the interior is both spacious and free flowing. The ground floor comprises an inviting living room, a well-appointed modern kitchen, bathroom and a versatile study/home office/bedroom 3 featuring a striking picture window framing breathtaking views out to sea and across to the Raven Point and Curracloe Beach. Upstairs, there are two generously proportioned double bedrooms, including a well-appointed ensuite. The entire property is finished to a high specification and presented in turnkey condition, ready for immediate occupation.

Externally, the home is equally impressive. The garden design, is in the style of a seaside cottage garden, 'using a simple palette of pink David Austin roses and lavender creating a lovely wispy pink and purple haze in the garden in full summer bloom. A private driveway provides valuable off-street parking. To the rear, a fully paved, totally enclosed south-facing courtyard style garden offers low maintenance outdoor living, complemented by a spacious west-facing patio to the side – perfect for enjoying the spectacular sea views 'and family summer barbecues.

This characterful residence offers immense appeal to discerning purchasers seeking a stylish coastal home. It represents an ideal starter home while also offering a superb low-maintenance option for those looking to enjoy convenient in-town living. Equally, it would make a perfect coastal retreat in the sunny south-east, with all that Wexford Town has to offer right on your doorstep.

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## ACCOMMODATION

### *Ground Floor*

Entrance Hallway	2.62m x 1.87m	With wainscoting and laminate floor.
Living Room	3.58m x 4.03m	With solid fuel stove, built-in shelving, hotpress with dual immersion, understairs cloaks closet and laminate floor.
Study/Bedroom 3	2.59m x 2.53m	With built-in book case, laminate floor and picture window with stunning views out to sea and across to the Raven Point and Curacloe Beach.
Inner Hallway	2.28m x 1.01m	With With laminate floor and built-in laundry/storage presses plumbed for washing machine.
Bathroom	2.20m x 1.35m	Bath with electric shower over, w.c., vanity w.h.b., heated towel rail, part tiled walls and tiled floor.
Kitchen	3.29m x 3.92m	With excellent range of fitted units, gas hob, extractor, fridge freezer, part tiled walls, laminate floor and sliding patio doors to outside.

### *First Floor*

Bedroom 1	3.50m x 2.93m	With built-in wardrobes, timber floor and shower room ensuite.
Ensuite	2.47m x 0.89m	Tiled shower stall with electric shower, w.c., w.h.b., part tiled walls and tiled floor.
Bedroom 2	3.29m x 2.71m	With built-in wardrobes and timber floor.

**Total Floor Area: c. 77.20 sq. m. (c. 831 sq. ft.)**







### Features

- Stunning unrivalled sea views
- Convenient in town location
- Recently refurbished
- Presented in mint condition

### Outside

- Off-street parking
- South facing courtyard style rear garden
- Westerly facing patio area with sea views
- Garden shed/potting shed

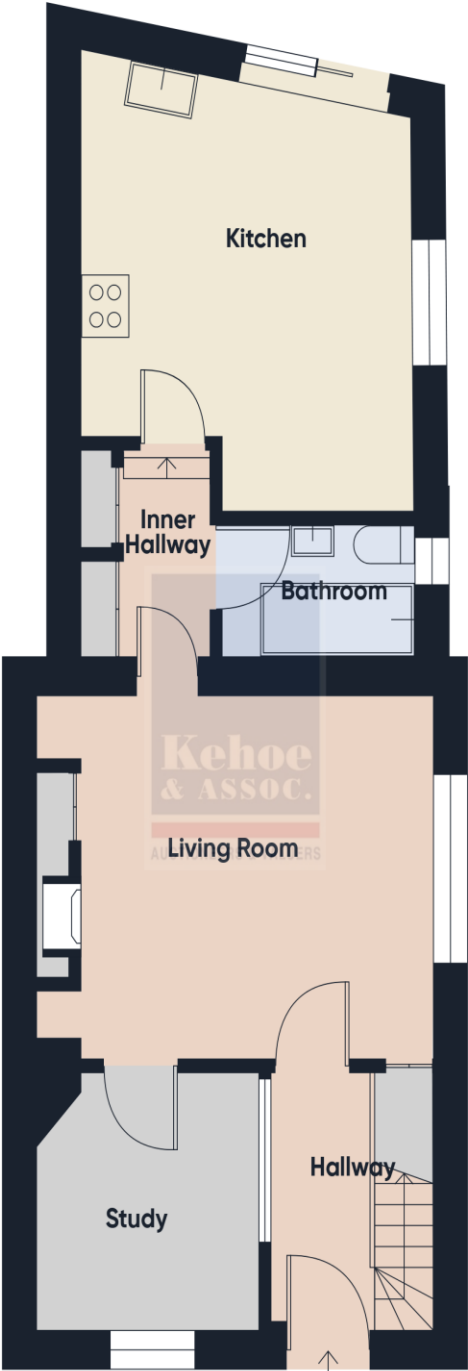
### Services

- Mains electricity
- Mains water
- Mains drainage
- OFCH / SFCH

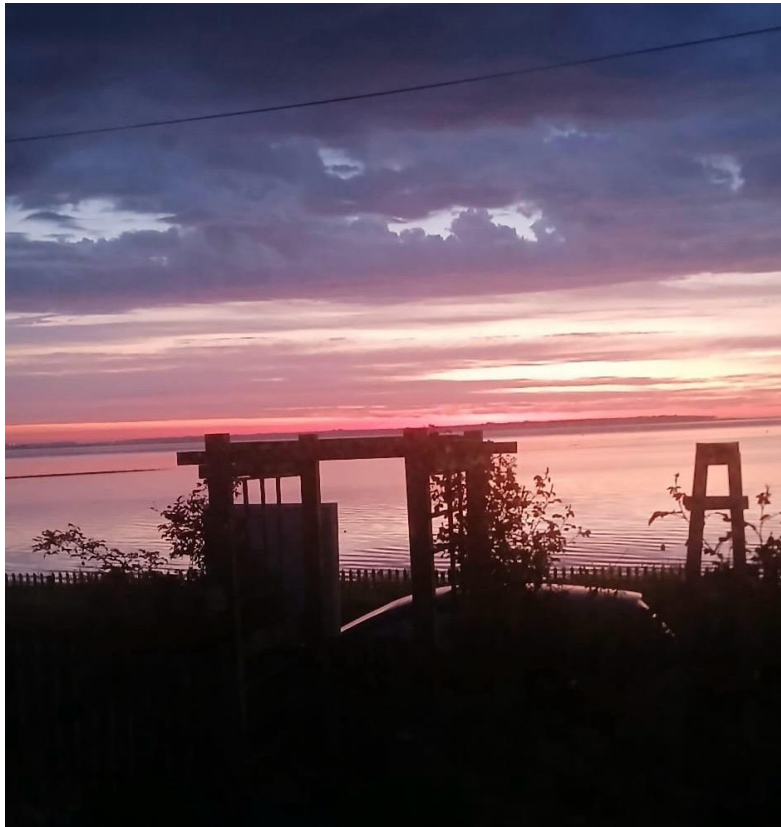
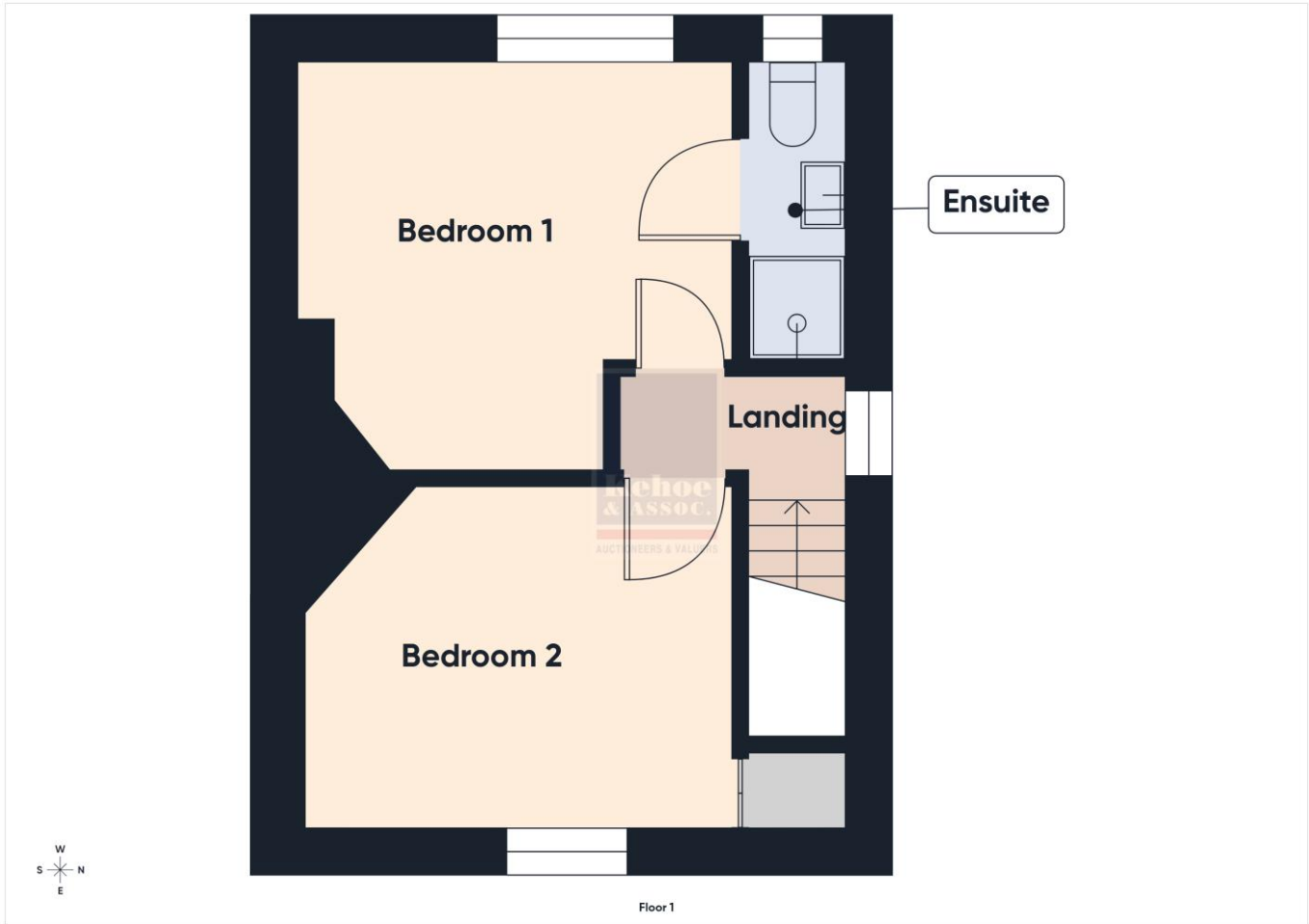
**VIEWING:** Strictly by prior appointment with the sole selling agents only.

**DIRECTIONS:** Eircode Y35N7F2





Floor 0



**Building Energy Rating (BER): B3 BER No. 118715721**

**Energy Performance Indicator: 140.77 kWh/m<sup>2</sup>/yr**

**VIEWING:**

Strictly by prior appointment with the sole selling agents.

**Selling Agent: Bernie Farrell**

**Contact No: 0872501492**

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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

