

FOR SALE

AMV: €265,000

File No.E185.CWM



68 King Street, Wexford Y35 A6Y6

- Town centre location just a short stroll to Wexford's Main Street and picturesque quay front, perfect starter home, investment property or anybody seeking to downsize.
- Superbly presented two-storey 3-bedroom townhouse with generous proportions extending to c. 105 sq.m.
- Large two-storey extension and renovated in recent years now boasting a C3 energy rating.
- Private large rear garden courtyard with a south westerly aspect, measuring 6.78mtrs x 5mtrs.
- Accommodation comprises of entrance porch, open living room, snug / office, kitchen / dining room on the ground floor. Upstairs is a bright landing area, three double bedrooms (option of a ground floor fourth bedroom or second sitting room) and three bathrooms.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

68 King Street, Wexford

Y35 A6Y6

'68 King Street' comes to the market as an excellent three-bedroom, two-storey townhouse located just 250m from Wexford Town's main thoroughfare and the picturesque quay front. Schools, supermarkets, and sports clubs are all within easy reach, with Wexford Golf Club just 1km away. Rosslare Strand is a 20-minute drive from King Street and is also accessible by train from O'Hanrahan Station, located 1.4km away. Wexford itself boasts a wonderful selection of pubs and restaurants, remains a hugely popular holiday destination, and is, of course, home to the world-renowned Wexford Festival Opera, which attracts visitors from far and wide each year.

This beautifully presented three-bedroom townhouse offers the perfect blend of style, comfort, and convenience, located right in the heart of Wexford town centre. Just a short stroll from the bustling Main Street and the charming quay front, this property is ideal as a starter home, investment, or for those wishing to downsize without compromising on space or location. Extending to c. 105 sq.m., the home boasts generous proportions throughout, having been tastefully renovated and enhanced with a large two-storey extension in recent years. Now carrying a strong C3 energy rating, it combines modern efficiency with timeless appeal.

The ground floor is designed for easy living, featuring a welcoming entrance porch, bright open-plan living room, a versatile snug/home office, and a contemporary kitchen/dining area perfect for entertaining. Upstairs, the light-filled landing leads to three spacious double bedrooms and a stylishly finished shower room. To the rear, a private garden courtyard with a desirable south-westerly aspect (6.78m x 5m) provides a wonderful outdoor retreat, ideal for summer evenings or low-maintenance relaxation. This is a superb opportunity to acquire a turnkey home in a highly sought-after central location.

Early viewing of this property comes highly recommended. For further details and appointment to view contact Wexford Auctioneers; Kehoe & Associates on 053 9144393.



ACCOMMODATION

Entrance Porch	2.27m x 0.92m	Tiled flooring, half wall panelling.
<i>Door leading through to:</i>		
L-shaped Sitting Room	5.01 m (max) x 4.10m	Timber laminate flooring, feature fireplace with ornate surround, splayed windows overlooking street front.
<i>From Entrance Porch:</i>		
Second Sitting Room/Ground Floor Bedroom 4	3.67m x 2.33m	Timber laminate flooring, fireplace blocked up with brick surround and timber mantel piece, splayed window overlooking street side.
Guest w.c.	1.81m x 1.16m	Tiled flooring, w.h.b. and w.c, privacy window overlooking rear courtyard.
Open Plan Kitchen/Dining Area	6.80m x 3.03m	Tiled flooring throughout, fully fitting floor and eye level cabinets, Indesit washing machine, Indesit electric oven, Belling four ring electric hob under extractor fan, Nordmende fridge freezer – New kitchen recently refurbished and including new appliances. Ample worktop space with Haffle stainless sink and drainer under large window overlooking south westerly facing courtyard. Door leading through to courtyard concrete ground, outside tap, external burner and oil tank.

From Kitchen, timber staircase leading to:



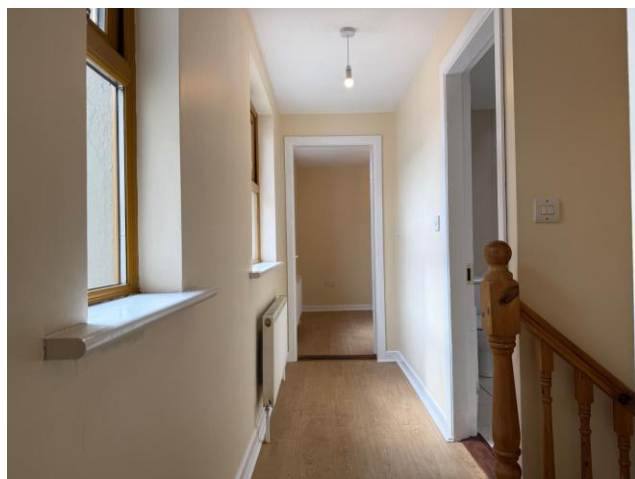


ACCOMMODATION

First Floor

Landing Area	6.33m x 1.06m	Timber laminate flooring throughout, hatch to attic space.
Bedroom 1	3.07m x 2.77m	Timber laminate flooring, large window overlooking rear courtyard and Bride Street church gardens.
Shower Room	2.37m x 1.85m	Tiled flooring, floor to ceiling tile surround, enclosed shower with T90si, w.h.b with mirror and lighting and w.c.
Bedroom 2	3.47m x 2.57m	Large-splayed window overlooking street side.
Bedroom 3	5.06m x 2.51m	Timber laminate flooring, dual aspect with large-splayed window overlooking street side and second window overlooking south westerly facing courtyard with beautiful view of Bride Street Church and gardens.
Family Bathroom	2.35m x 2.34m	Tiled flooring, bath with tile surround and shower mounted to wall, w.h.b. with tiled splashback and lighting overhead and w.c.

Total Floor Area: c. 105 sq.m / 1,130 sq.ft





Features

- A short stroll to Wexford Main Street
- Built in 1940s with a large extension in 1984
- Recent renovations to include cavity wall insulation
- Three double bedrooms and three bathrooms.
- Extending to c. 105 sq.m.

Outside

- Enclosed rear garden courtyard
- Permit parking
- Short stroll to main street
- Low maintenance

Services

- Mains water
- Mains drainage
- OFCH
- 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: Eircode: Y35 A6Y6



Building Energy Rating (BER): C3 BER No. 118713536
Energy Performance Indicator: 223.13 kWh/m²/yr

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

Sales Agent
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