

FOR SALE

AMV: €200,000

File No.E594.BF



23 Westgate Park, Wexford

- No. 23 Westgate Park is ideally positioned within this mature and established residential setting, just a short stroll from Wexford town centre and the vibrant Main Street.
- Conveniently located within walking distance of shops, hotels, restaurants, cafes, post office, pharmacies, medical centre, schools and all town centre amenities.
- The property is in need of upgrading and modernisation but offers huge potential and with a little effort and imagination could be transformed into a charming comfortable town centre home.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393

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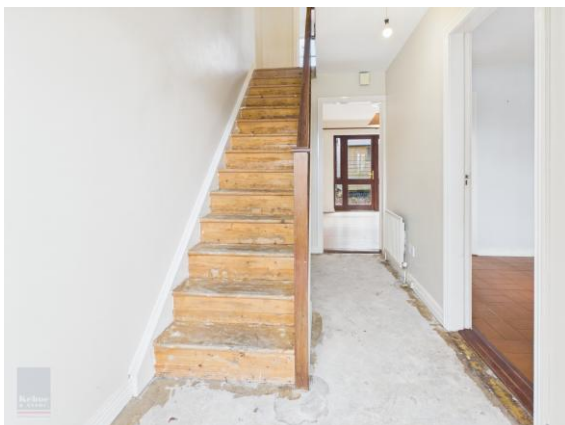
The property enjoys an enviable location with an excellent selection of shops, restaurants, cafés, hotels and cultural amenities all within easy walking distance. The National Opera House, Wexford Art Centre, Wexford Library, historic Selskar Abbey and the ever-popular Wexford waterfront promenade are all close by. Excellent bus and rail services are also readily accessible, making this a particularly convenient location for town living.

This attractive two-bedroom end-of-terrace property presents an excellent opportunity for a first-time buyer, investor or anyone looking to downsize to a convenient town centre location. While the property would benefit from upgrading and modernisation, it offers excellent potential and, with some imagination and a little effort, could be transformed into a charming and comfortable town centre home.

The accommodation briefly comprises an entrance hallway, kitchen and sitting room with open fireplace at ground floor level. Upstairs, there are two well-proportioned double bedrooms and a bathroom.

Outside, the property benefits from communal parking to the front, convenient side access and an enclosed rear garden. The enclosed garden is particularly appealing, offering a private, sheltered outdoor space with a lovely sunny aspect.

With its excellent town centre location, enclosed outdoor space and scope for modernisation, No. 23 Westgate Park represents an exciting opportunity to create a home tailored to individual taste and requirements, within easy reach of all that Wexford town has to offer.





ACCOMMODATION

Ground Floor

Entrance Hallway 3.70m x 1.76m

Kitchen 3.54m x 2.34m

Sitting Room 4.35m x 3.67m

With fitted units, tiled floor and door to:
With marble open fireplace, laminate floor and
French doors to outside.

First Floor

Bedroom 1 4.35m x 2.82m

Hotpress With dual immersion

Bathroom 1.57m x 1.84m

Bath with electric shower over, w.c., w.h.b., part
tiled walls and timber floor.

Bedroom 2 4.35m x 2.57m

Total Floor Area: c. 67.76 sq. m. (c. 729 sq. ft.)



Features

- Convenient town center location
- Huge potential
- Light filled accommodation
- Generously proportioned rooms

Outside

- Communal parking
- Side access
- Enclosed rear garden with sunny aspect
- Barna shed

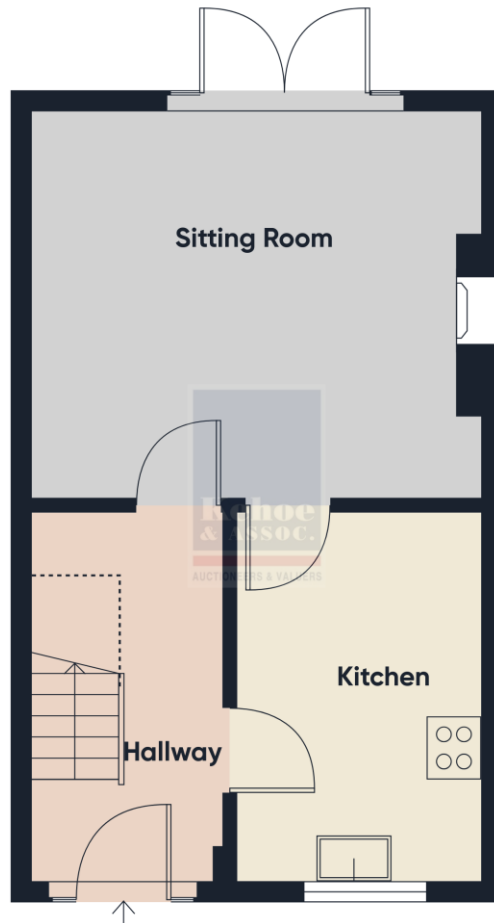
Services

- Mains electricity
- Mains water
- Mains drainage
- OFCH

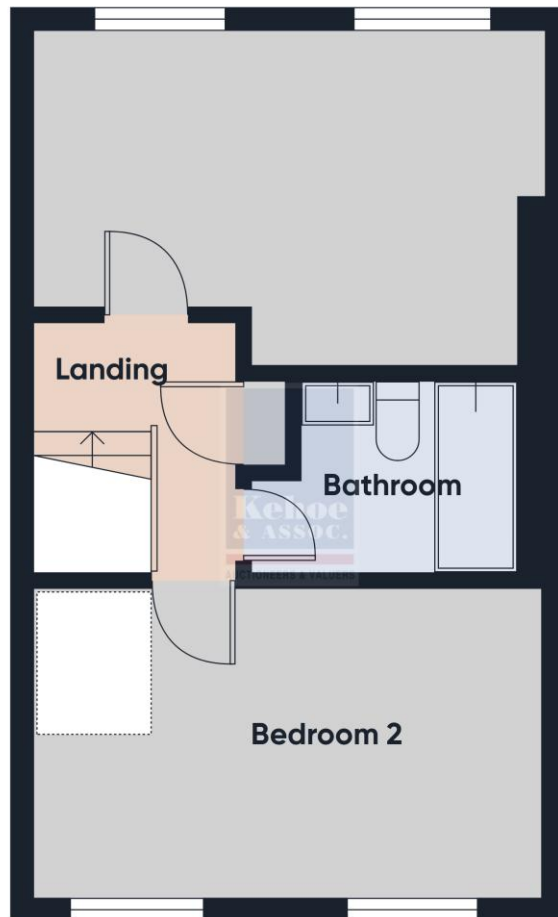
VIEWING: Strictly by prior appointment with the sole selling agents only.

DIRECTIONS: Eircode Y35 C3C6





Floor 0



Floor 1

Building Energy Rating (BER): E BER No. 107219784
Energy Performance Indicator: 317.91 kWh/m²/yr

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

Selling Agent: Bernie Farrell

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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