

# FOR SALE

AMV: €155,000

File No. d166.CWM



## No. 19 The Faythe, Wexford

- Wexford town centre within walking distance of all amenities
- Two-bedroom end of terrace property with attic conversion for an office and storage
- Desk window overlooking sea views of Wexford Bay & Raven Point
- Extending to c. 90 sq.m. / 968 sq.ft.
- Accommodation briefly comprises; entrance hallway, sitting room, living/dining room, kitchen, family bathroom, back porch to rear gardens and patios. Upstairs two bedrooms on first floor and stairs to attic conversion with open plan area suiting an office, games room, large walk-in wardrobe and expansive space storage.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



## No. 19 The Faythe, Wexford

No. 19 The Faythe is a two bedroom end of terrace townhouse offering a town centre location within walking distance to all amenities. Situated in the heart of The Faythe overlooking the memorial gardens. The Faythe is an established and much sought-after residential area. This property would be ideal for a first-time purchaser, investor or anyone wishing to downsize to convenient in-town location. The accommodation is flexible with 2 reception room, 2 bedrooms at first floor level and an additional attic room on the upper floor.

The property also has the benefit of an enclosed rear yard with a sunny aspect and large patio area. There is a convenient garden shed with electricity service.

Early viewing is recommended. For further details contact Wexford Auctioneers Kehoe & Assoc. at 053 9144393.



## ACCOMMODATION

Entrance Hallway	1.00m x 0.88m	Tiled flooring.
Sitting Room	3.69m x 3.26m	Timber laminate flooring, feature fireplace with cast iron surround and mantelpiece. Dual side alcoves with built-in shelves on one side, coving and ceiling rose. Large window overlooking The Faythe Memorial Gardens.
Living Room/ Dining Room	3.26m x 2.59m	Solid timber floor, built-in wardrobes, enclosed hotpress. Coving and ceiling rose. Stairs to first floor.
Kitchen	3.12m x 2.80m	Tiled flooring, in need of renovation and kitchen. Internal brick arch leading to:
Utility Area	1.70m x 1.07m	Tiled flooring, wall mounted pressed, plumbed for washing machine.
Family Bathroom	2.37m x 1.70m	Tiled flooring, floor to ceiling tiled surround, bath with overhead shower faucet and separate Triton dual electric shower, w.h.b. with cabinets underneath, mirror, w.c.
Back Porch	3.55m x 0.81m	Tiled flooring, door to rear garden and patio area.
<b>Carpeted timber staircase to first floor</b>		
Landing	3.25m x 0.67m	Large window overlooking Wexford Bay & Raven Point.
Bedroom 2	3.27m x 2.10m	Timber laminate flooring, large window overlooking Wexford Bay & Raven Point.
Master Bedroom	3.41m x 3.29m	Timber laminate flooring, built-in wardrobes, large window overlooking The Faythe Memorial Gardens
<b>Carpeted timber staircase to:</b>		
Open Plan Office Area	2.51m x 2.31m	Timber laminate flooring, built-in desk under window with amazing views over Wexford Bay & Raven Point
Storage/Games Room	4.09m x 3.42m	Timber laminate flooring. Space suitable for multiple functions including storage, walk-in wardrobe, gym area, games room.

**Total Floor Area: c. 90 sq.m. / 968 sq.ft.**











## Features

- Town centre location
- Less than 400m to Wexford's South Main Street.
- 2 bedrooms, 1 bathroom
- Expanding to c.90 sq.m. / 968 sq.ft
- Broadband

## Outside

- Southerly aspect rear garden
- Sun trap patio area
- Flowering bed area
- Garden shed / workshop with electricity
- Street parking

## 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 E4Y7





**Building Energy Rating (BER): G BER No. 100840834**  
**Energy Performance Indicator: 476.47 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**  
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