

# FOR SALE

AMV: €195,000

File No. c986.BF



## 34 Bishop's Water, Wexford.

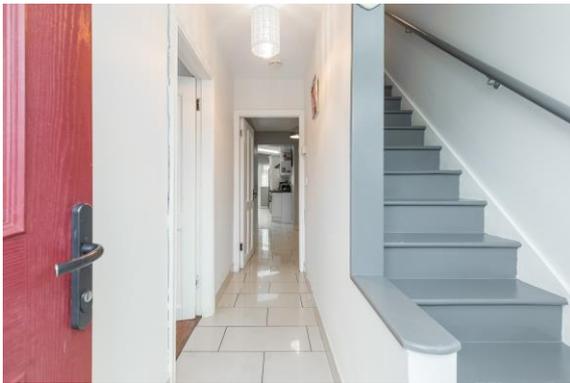
- Excellent 2 bedroomed mid-terraced townhouse, superbly located within walking distance to all amenities.
- This property is presented in mint condition having been extended and refurbished in 2009, re-wired, re-plumbed, wall and attic insulation upgraded.
- The ground floor is almost completely open plan with an extension which seamlessly flows from the sitting room providing a spacious light filled kitchen.
- There is a private enclosed garden to the rear with lovely sunny aspect, cleverly laid out in a tiered arrangement with low maintenance finish offering superb space for entertaining and outdoor dining.
- Off-street double-parking bay to the front.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

## 34 Bishop's Water, Wexford.

Excellent 2-bedroom mid-terraced townhouse. Superbly located with walking distance to all town amenities.

No. 34 Bishop's Water was modernised and extended in 2009, re-wired, re-plumbed, wall/attic insulation upgraded and is presented to the market in mint condition throughout. The ground floor accommodation is almost completely open plan with the sitting room occupying most of the ground floor of the original house. The extension flows seamlessly from the sitting room providing a wonderful spacious light filled kitchen that opens onto the garden. The carefully chosen interior has a modern almost retro style sure to appeal to any intending purchaser. Off-street double-parking bay to the front. The rear garden is private with a lovely southerly aspect and is laid out in an interesting tiered arrangement with low maintenance finish offering superb space for entertaining and outdoor dining. This conveniently located low maintenance town house would make a perfect starter home or investment opportunity, it would also have much to offer anyone downsizing.

For further information and viewing arrangement contact Wexford Auctioneers Kehoe & Associates 053-9144939.

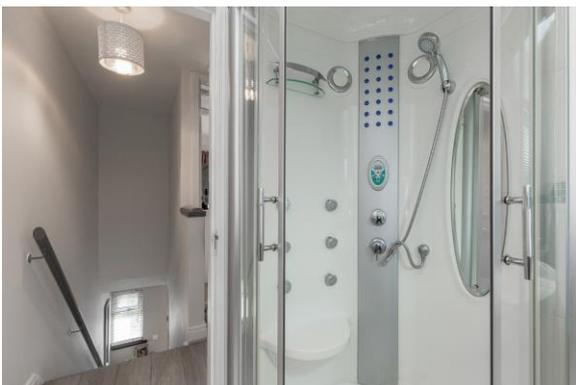


## **ACCOMMODATION**

Entrance Hallway	1.86m x 3.58m	With porcelain tiled flooring
Sitting Room	6.67m x 3.32m	With laminate flooring, open fireplace with back boiler supplementing the central heating and double doors to:
Kitchen	5.18m x 4.06m	With porcelain tiled flooring, part-tiled walls, excellent range of built-in units, five ring hob/electric ring master cooker, American style fridge freezer, island unit and French doors to rear garden
Utility Room	3.06m x 1.85m	With porcelain tiled flooring, part-tiled walls, worktop, built-in storage presses, plumbed for dishwasher, plumbed for washing machine and understairs storage press
<b>First Floor</b>		
Shower Room	1.83m x 1.92m	With fully tiled flooring, shower cubicle with power shower, vanity w.h.b., w.c. and heated towel rail
Bedroom 1 (back of house)	3.34m x 3.61m	With laminate flooring
Bedroom 2	4.29m x 2.94m	With laminate flooring and built-in wardrobe

**Total Floor Area: c. 105.62 sq.m. (c. 1137 sq.ft.)**





## Features

- Modernised and extended in 2009
- Excellent 2 bedroomed townhouse
- Convenient in-town location
- Close to schools and all amenities

**NOTE:** All curtains, blinds, light fittings, Range Master cooker and American style fridge freezer are included in the sale

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

**DIRECTIONS:** Proceed along Distillery Road, passing Tesco on the left-hand side and No. 34 is located on the left. **Eircode: Y35 D9N1.**

## Outside

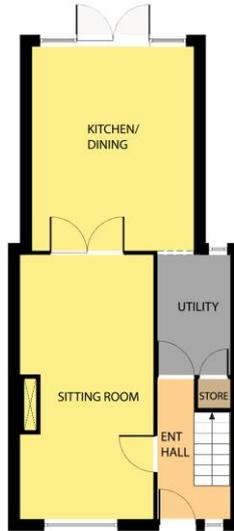
- Off-street double parking bay
- Lovely Southerly aspect.
- Interesting tiered rear garden perfect for outdoor dining and entertaining.

## Services

- Mains electricity
- Mains water
- Mains drainage
- Dual OFCH/SFCH
- High speed Broadband



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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FIRST FLOOR

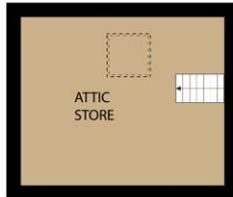


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SECOND FLOOR



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**Building Energy Rating (BER): E1 BER No. 100654896**  
**Energy Performance Indicator: 331.8 kWh/m<sup>2</sup>/yr**

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

**Kehoe & Assoc.,**

Commercial Quay,

Wexford

053 9144393

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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