

AMV
€168,000

**CURRENT STATUS AND
CONDITION OF PROPERTY**

**FUTURE OPPORTUNITIES,
UPGRADES AND EXPANSION
CONCEPTS**

EXISTING STATUS OF PROPERTY



- » Town Center Location
- » Adjacent to shopping, schools, primary care centre, and sporting activities
- » Long established residential community
- » Property in good structural condition
- » Internal condition is poor, and property is deemed to be in a derelict condition
- » Graded "G " BER No. 116623877
- » Sunny long rear garden which is not overlooked from behind the property.
- » 2-bedroom, 1 bathroom
- » 66.5 square metres (approximately)

FUTURE CONCEPT OPTIONS



- » Perfect opportunity to upgrade or expand the property using concepts provided
- » Strong contender for derelict improvement grant of up to €70,000
- » Strong contender for SEAI environmental grant
- » Option to maintain property as a 2-bedroom upgrade dwelling with an additional front porch. Planning permission not required for this option
- » Option to extend to a 3-bedroom, 2-bathroom dwelling with additional front porch. Planning permission not required for this option
- » Space available for 2 onsite car parking bays to front of property
- » 3-bedroom option increases property size to 91 sq mtrs, can be increased if required

Sole Selling agent

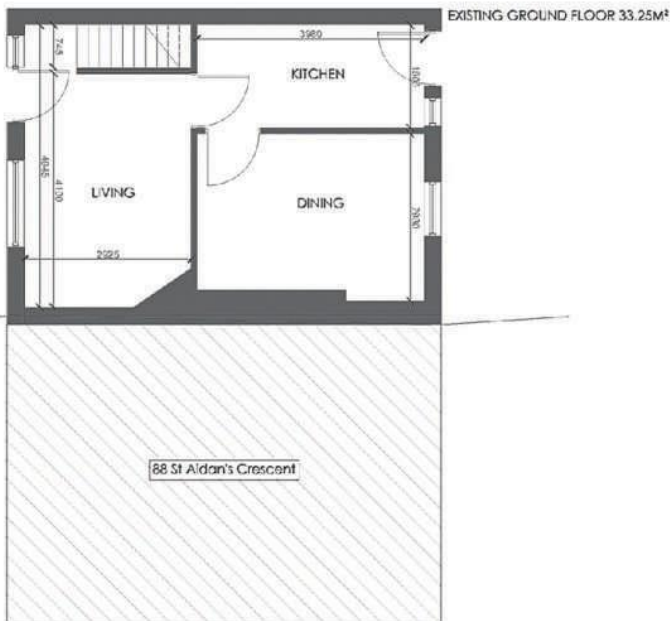
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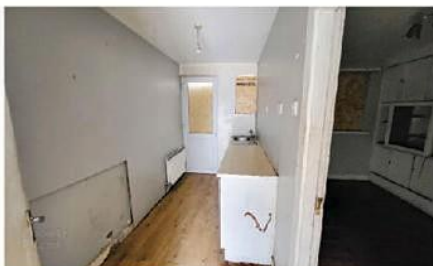
EXISTING DWELLING AT 87 SAINT AIDAN'S CRESCENT, WEXFORD TOWN



87 St Aidan's Crescent



87 St Aidan's Crescent



2 BEDROOM "UPGRADE" CONCEPT OPTION

This option adds a new front porch that opens into a modern open plan ground floor design. The property size remains unchanged apart from the additional 2 square metre front porch. Planning permission for this option is not required.

The property is a strong contender for the Derelict Improvement Grant, and SEAI grants. Perfect for first time buyers, singles / couples, or smaller families. Space exists for 2 onsite car parking bays to front of property, but planning may be required.



2 BEDROOM "UPGRADE" CONCEPT OPTION

Concept images of Living Spaces.



2 BEDROOM "UPGRADE" CONCEPT OPTION

Concept Aerial view of Ground and First floors.



GROUND FLOOR

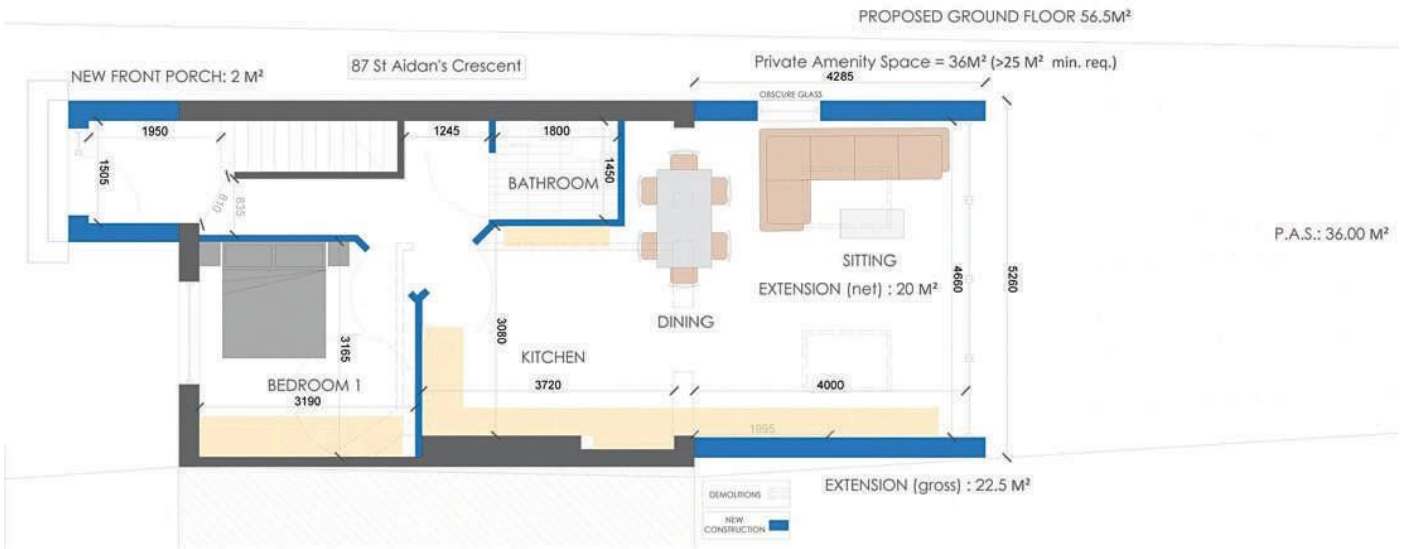


FIRST FLOOR

3 BEDROOM "EXTENSION" CONCEPT OPTION

This option adds a new front porch, a ground floor bedroom and separate bathroom, and a rear ground floor extension that delivers modern open plan living within a larger living, dining and kitchen area. The property under this option increases by approximately 24 square metres but does not require planning permission.

The property is a strong contender for the Derelict Improvement Grant, and SEAI grants. It caters for the needs of a growing family, singles / couples looking for more space, or where "ground floor living" is or may become required due to age or ill health. Space exists for 2 onsite car parking bays to front, but planning may be required.



3 BEDROOM "EXTENSION" CONCEPT OPTION

Concept images of Living Spaces.



3 BEDROOM "EXTENSION" CONCEPT OPTION

Concept Aerial view of Ground and First floors.



GROUND FLOOR



FIRST FLOOR

PROPERTY CONCEPT IMAGES



FURTHER INFORMATION, LEGALS, AND DISCLAIMERS

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Tel (053) 914 4393

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Title

Freehold Title Comprised in Folio WX41118F

Any reference to grants in this publication are for guidance purpose only. Advise on any available grant support suitable for this property should be confirmed to the purchaser by their appointed professional representative.

**Kehoe
& ASSOC.**

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