

FOR SALE

AMV: €199,000

File No. D997.CWM



43 Lower Abbey Street, Wexford Y35 N7D9

- Superbly located on Abbey Street, this townhouse is just a short 350-meter walk from the vibrant offerings of Wexford North Main Street.
- The property is conveniently near transport links and popular local attractions, including the Wexford Quay Front.
- Spanning three floors and 81 square meters, the bright townhouse offers efficient space usage and includes a charming rear garden featuring the historic town walls.
- The accommodation comprises of a sitting room, a spacious kitchen/dining area, three bedrooms, and a family bathroom, a great opportunity for first-time buyers, downsizers, or investors.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**



43 Lower Abbey Street, Wexford Y35 N7D9

Nestled in a remarkably convenient location on Abbey Street at the intersection of George's Street, this townhouse is merely a 350-meter stroll from the offerings of Wexford town, particularly along North Main Street, which boasts an impressive array of shops, cafés, restaurants, and essential amenities. The property is also conveniently located within close proximity to Wexford's train and bus stations, Whites of Wexford, The National Opera House, and the esteemed Wexford Quay, rendering it an optimal choice for both commuters and individuals who lead an active lifestyle. 43 Abbey Street is a bright townhouse, spanning three floors and covering approximately 81 square meters, effectively utilising space throughout, complemented by a rear garden that adjoins the historic town walls and turrets.

The accommodation includes a sitting room, a spacious kitchen/dining room, three comfortable bedrooms, and a family bathroom, making it an ideal option for first-time homeowners, those seeking to downsize, or potential investors.

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 Hall	7.10m x 0.84m	Tiled flooring throughout.
<i>Door leading through to:</i>		
Sitting Room	3.24m (max) x 2.39m	Tiled flooring throughout, window overlooking street.
Kitchen Area	3.34m x 3.33m	Tiled flooring throughout, floor and eye level cabinets, stainless steel sink and drainer with ample worktop space, window overlooking garden west facing garden and view of town walls, skylight overhead and door leading to rear garden.
<i>Alcove leading through to:</i>		
Dining Area	3.41m x 1.92m	Tiled flooring throughout,
<i>Timber carpeted staircase leading to:</i>		





ACCOMMODATION

Half Landing Area

With view over flat roof, town walls and turret.

Three steps to:

Landing Area

2.18m x 1.35m

Carpeted flooring.

Door leading through to:

Bedroom 1

3.41m x 3.02m

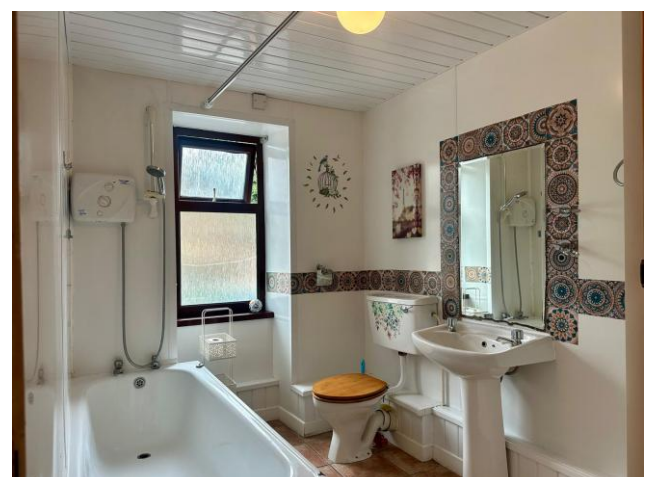
Timber laminate flooring, built-in wardrobes, splay window overlooking street side.

Family Bathroom

3.24m x 1.89m

Tiled flooring throughout, w.h.b with mirror overhead, w.c and bath with Triton T90xr wall mounted overhead, window with privacy glass overlooking rear garden.

Timber carpeted stairs leading to:



ACCOMMODATION

Landing Space	2.19m x 1.34m	Carpeted flooring, hatch to attic.
Bedroom 2	3.35m (max) x 1.91m	Timber laminate flooring, built-in wardrobe, window overlooking rear garden, town wall and turret.
Bedroom 3	3.36m x 2.77m	Timber laminate flooring with window overlooking street side, built-in wardrobe.

Total Floor Area: c. 81 sq.m / 872 sq.ft



Features

- Town central location
- Walking distance to all amenities on Wexford Main Street
- Steps away from Whites Hotel
- Extending to 81 sq.m
- 3 Bedrooms, 1 Bathroom

Outside

- South westerly facing rear garden
- Expansive elevated decking
- Heritage views of Wexford town walls and terrace
- Local authority street parking residential area

Services

- Mains water
- Mains drainage
- Electric heating throughout
- 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 N7D9





Building Energy Rating (BER): D2 BER No. 1121952668
Energy Performance Indicator: 276.23 kWh/m²/yr

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

Sales Agent
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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. PRSA No. 002141