

FOR SALE

AMV: €160,000

File No. d361.CWM



No. 12 Parnell Street, Wexford

- Wexford town centre property within walking distance of all amenities
- Two-bedroom terrace with one bathroom, extending to c. 66.38 sq.m. / 715 sq.ft.
- Benefits from a long garden to the rear with development potential and neighbouring precedent.
- Accommodation: entrance hall, sitting room with open fire, shower room, kitchen on ground floor with two bedrooms on first floor level.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

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No. 12 Parnell Street is a two-bedroom terrace townhouse offering a town centre location, within walking distance to all amenities. This property at Parnell Street has great potential for extensions and renovations to the rear thanks to the benefit of a long south-westerly facing rear garden.

The internal accommodation comprises of an entrance hall, sitting room with open fire, a shower room and kitchen with a door leading to a west facing garden on ground floor and two bedrooms on first floor.

The windows are double glazed aluminium and the property is presented in good condition.

Viewing comes highly recommended and is by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. on 053 9144393.



ACCOMMODATION

Entrance Hallway	8.43m x 0.94m	Tiled flooring, electric fuse board, understairs laundry area with space for a dryer and space for washing machine. Door to the rear garden.
Sitting Room	3.29m x 3.27m	Solid timber flooring, feature open fireplace with cast iron insert, timber surround and Liscannor stone hearth, window overlooking Parnell Street. Electrical, t.v. and Broadband points.
Kitchen	3.27m x 2.85m	Tiled flooring, solid timber fitted kitchen, floor & eye level units, ample worktop space, tiled splashback, single drainer stainless steel sink unit. Whirlpool washing machine electric oven & 4-ring hob with extractor fan overhead. Undercounter fridge. Window overlooking rear garden that extends to the town walls.
Bathroom	1.76m x 1.74m	Tiled flooring, enclosed tiled corner shower stall with Triton T90sr electric shower, w.h.b. with tiled splashback, cabinets & mirrors overhead, w.c. Unidare electric heater.
Carpeted timber staircase to first floor		
Landing	1.78m x 1.37m	Carpeted flooring, hotpress, attic access.
Bedroom 1	4.39m x 3.24m	Timber laminate flooring, window overlooking Parnell Street, t.v. & electrical points.
Bedroom 2	3.25m x 3.25m	Timber flooring, window overlooking rear garden.

Total Floor Area: c. 66.38 sq.m. / 715 sq.ft.





Features

- Town Centre location
- Less than 240m to Wexford's South Main Street
- 2 bedrooms, 1 bathroom
- Extending to c. 66.38 sq.m. / 715 sq. ft.
- Development potential to the rear

Outside

- Large south-west facing garden to the rear
- Street parking.
- Water butt & outside tap.
- Apple trees.
- Concrete grounds with patio and grassland area rising to the town walls.

Services

- Mains water
- Mains drainage
- OFCH
- Fibre (Siro) Broadband

VIEWING: Property must be viewed to be fully appreciated. 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 R7P4



Building Energy Rating (BER): E2 BER No. 116227042
Energy Performance Indicator: 378.64 kWh/m²/yr

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

Sales Agent

CATRIONA MURPHY

087 2427525

Email: catriona@kehoeproperty.com



Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



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