

# FOR SALE

AMV: €170,000

File No. d907.BF



## 13 Carrigeen Street, Wexford

- **Cosy kerbside town house situated on a quiet one-way street in the heart of Wexford Town. Traditional 2 up 2 down town house that has been extended to the rear providing a spacious kitchen with bathroom overhead.**
- **Superb location within walking distance of all town centre amenities including the National Opera House, Wexford Arts Centre, Library, an excellent choice of shops, boutiques, pubs/hotels/restaurants and the fabulous Waterfront Promenade.**
- **The property has been vacant for a number of years and will therefore qualify for the Refurbishment Grant. It has much to offer any potential purchaser looking for a town centre home that they can re-model to their own taste and specification.**
- **To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393**



**Kehoe  
& ASSOC.**

## 13 Carrigeen Street, Wexford

**Description:** No. 13 Carrigeen Street is a traditional 2 up 2 down kerbside town house situated on a quiet one-way street in the heart of Wexford Town. Superb location within walking distance of all town centre amenities including the National Opera House, Wexford Arts Centre, Library, an excellent choice of shops, boutiques, pubs/hotels/restaurants and the fabulous Waterfront Promenade.

The property is in need of upgrading and modernisation, it has been vacant for a number of years and would therefore qualify for the Refurbishment Grant. It has much to offer anyone looking for a town centre home that they can re-model to their own taste and specification. It is the traditional two up two down townhouse with two story extension to the rear providing a spacious kitchen at ground floor level with bathroom overhead. Enclosed rear garden with lovely sunny aspect offering huge potential to develop a little oasis or fabulous outdoor dining space in the centre of town.

Early viewing of this cosy kerbside townhouse comes highly recommended contact Wexford Auctioneers Kehoe & Assoc. 053-9144393.







## **ACCOMMODATION**

### ***Ground Floor***

Entrance Hallway	5.61m x 1.35m	With tiled floor and understairs storage press.
Sitting Room	5.10m x 3.06m	Brick open fireplace, built-in storage presses, shelving and laminate floor.
Kitchen	4.08m x 3.42m	With built-in floor and eye level units, electric cooker, plumbing for washing machine, part tiled walls, tiled floor and sliding patio doors to outside.

### ***First Floor***

Bedroom 1	3.75m x 2.26m	With excellent range of built-in wardrobes and laminate floor.
Bedroom 2	2.65m x 2.73m	With laminate floor.
Hotpress		With dual immersion.
Bathroom	2.71m x 1.93m	Bath with electric shower over, w.c., w.h.b., part tiled walls and tiled floor.

**Total Floor Area: c. 54.61 sq.m. ( c. 587 sq.ft.)**



## Features

- Traditional 2up 2down townhouse
- Eligible for the Refurbishment Grant
- Superb location, close to the town centre
- Walking distance of all amenities

## Outside

- Enclosed rear garden
- Decking
- Sunny aspect

## Services

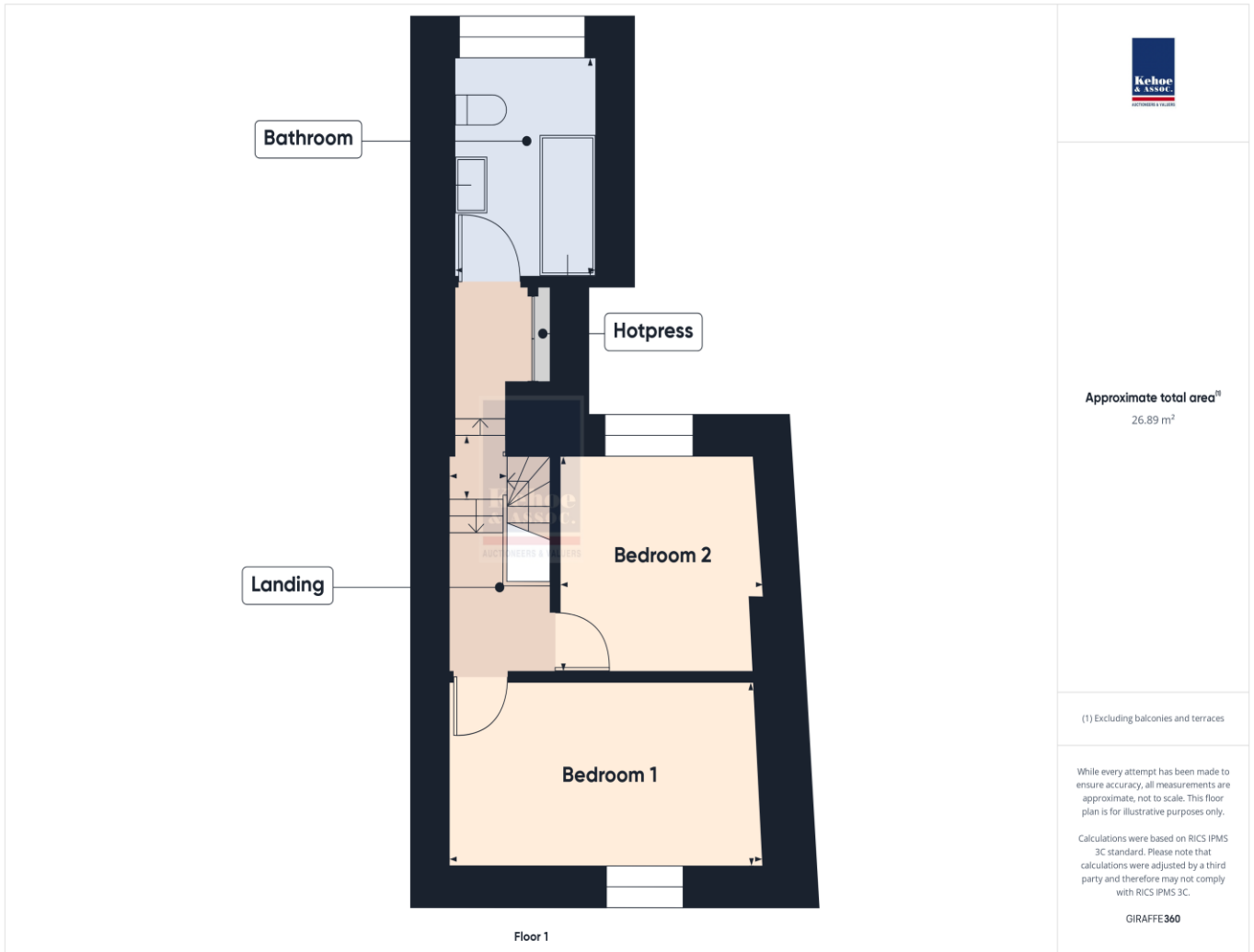
- Mains water
- Mains electricity
- Mains drainage

**NOTE:** Closing 10 days after the grant of probate.

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

**DIRECTIONS:** Eircode Y35 N4V6





**Building Energy Rating (BER): F BER No. 118171198**  
**Energy Performance Indicator: 439.12 kWh/m<sup>2</sup>/yr**

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

**Selling Agent: Bernie Farrell**  
**Contact No: 0872501492**  
**Email: [bernie@kehoeproperty.com](mailto:bernie@kehoeproperty.com)**

**Kehoe & Assoc.,**  
 Commercial Quay,  
 Wexford  
 053 9144393  
[www.kehoeproperty.com](http://www.kehoeproperty.com)  
 Email: [sales@kehoeproperty.com](mailto:sales@kehoeproperty.com)



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