

FOR SALE

AMV: €220,000

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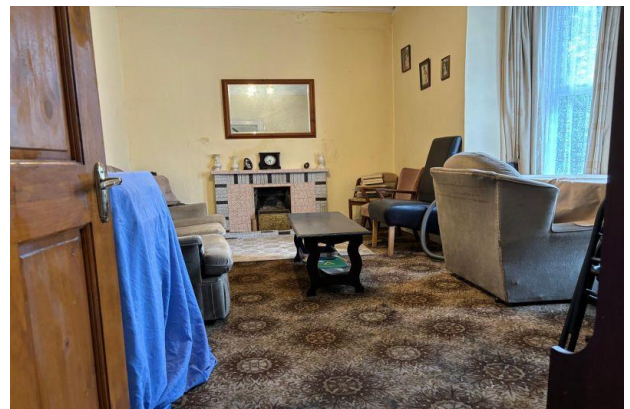


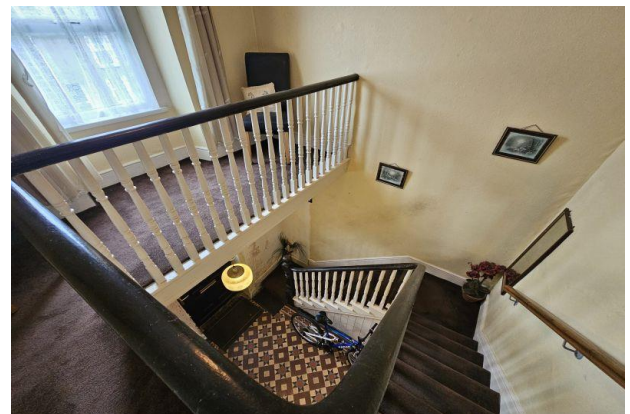
No. 1 Leinster Terrace, King Street, Wexford

- Late 19th century period property superbly located a mere 200m from Wexford Town's south main street and 300m from Wexford's wonderful quayfront.
- Surrounded by all town amenities within walking distance including primary and secondary schools, high street shopping, public transport services, sports clubs, etc.
- 3-bedroom end-of-terrace dwelling extending to c. 108 sq.m. / 1,163 sq.ft. with fantastic potential.
- Enclosed, low maintenance, rear courtyard area with mature hedging surrounding the front garden.
- Accommodation briefly comprises; entrance hallway, 2 reception rooms, kitchen and dining room at ground level with a landing area, 3-bedrooms and a shower room on the first floor.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

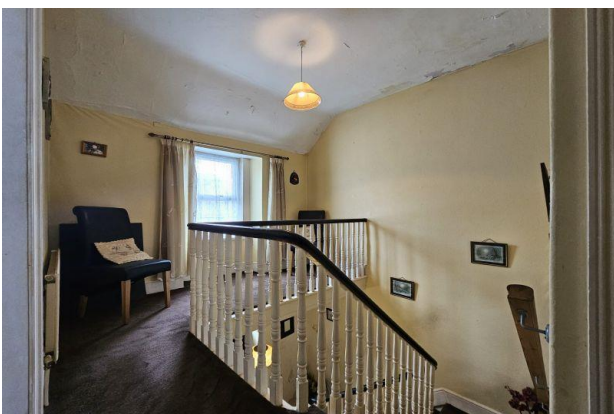
No. 1 Leinster Terrace, King Street, Wexford

Kehoe & Associates are delighted to present this late 19th century period property to market. Ideally positioned on the corner of King Street and Lambert Place, 1 Leinster Terrace is within walking distance to all amenities imaginable including primary and secondary schools, SETU, supermarkets, sports clubs, Wexford Golf Club, etc. Wexford Town's bustling main street is a mere 200m stroll from the front door where you will find an array of restaurants, bars, coffee shops and retail stores. Both Wexford Bus Station and O'Hanrahan Railway Station are just a 1.3km walk away along Wexford's picturesque quayfront. Wexford's 'Blue Flag' beaches at Rosslare Strand and Curracloe are both within 20 minutes' driving distance of this property.





No.1 Leinster Terrace was constructed between 1885 and 1895 and still retains many of its original features. The accommodation is laid out over two floors and extends to c. 108 sq.m. / 1,163 sq.ft. The property is in need of refurbishment and modernisation but it has the potential to be a wonderful home. The ground floor accommodation comprises an entrance hallway with period style mosaic tiling, 2 reception rooms, a dining room and a small kitchen adjacent. Upstairs there is a landing area, 3 double bedrooms and a shower room. At the rear of the property there is a sizeable enclosed courtyard area. This courtyard is completely private and has a pedestrian access gate leading to Lambert Place. It is very low maintenance and benefits from morning sunshine. At the front of the property there is a small garden surrounded with mature hedging. This property has fantastic potential to be a wonderful family home in close proximity to everything Wexford Town has to offer. Viewing comes highly recommended.





ACCOMMODATION

Ground Floor

Entrance Hallway	3.22m x 2.77m (max)	Period style mosaic tiling and staircase to first floor.
Living Room	5.08m x 3.01m	Carpet floor, open fireplace, ceiling coving and large bay window overlooking front garden.
Sitting Room	4.80m x 3.16m	Carpet floor, open fireplace with red brick surround and ceiling coving.
Dining Room	3.08m x 2.91m	Lino flooring, ceiling coving and open fireplace.
Kitchen	3.58m x 1.78m	Lino flooring, stainless steel sink, plumbed for washing machine, dishwasher and door to rear garden area.

First Floor

Landing Area		With carpet floor.
Bedroom 3	2.88m x 2.05m	Carpet floor.
Bedroom 2	3.18m x 3.06m	Carpet floor.
Master Bedroom	4.61m x 3.06m (max)	Carpet floor, built-in wardrobe units.
Bathroom	2.91m x 1.72m	Fully tiled, w.c., w.h.b., vanity unit and shower stall with Trioton t90z electric shower
Hotpress		

Total Floor Area: c. 108 sq.m. / c. 1,163 sq.ft.





Features

- Late 19th century period property
- Retains many original features
- Excellent town centre location
- Accommodation extending to c. 108 sq.m. / 1,163 sq.ft.
- Walking distance to all amenities in Wexford Town
- Huge potential
- 3-bedroom end-of-terrace dwelling

Outside

- 200m to Wexford Town's south main street
- Rear pedestrian access from Lambert Place
- Enclosed, private rear courtyard
- Mature hedging surrounding front garden
- Block built storage shed
- On street parking

Services

- Mains water
- Mains drainage
- B.B.C.H.
- ESB
- Fibre broadband available

NOTE: This is a Protected Structure. 1 Leinster Terrace is a listed property on the Record of Protected Structures in Wexford (RPS No. WBC0201 / NIAH Ref. 15505057)

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

DIRECTIONS: In Wexford Town proceed south along The Quays and turn right at The Talbot Hotel. Continue along King Street for 300m and 1 Leinster Terrace will be on your left hand side on the corner of King Street and Lambert place ('For Sale' board). **Eircode: Y35 V3W2**



Building Energy Rating (BER): G BER No. 116873399

Energy Performance Indicator: 550.8 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bobby Kehoe

Contact No: 085 7111540

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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