

FOR SALE

AMV: €325,000

File No. d500.BF



67 The Faythe, Wexford

- Newly refurbished 3 bedroomed mid-terrace town centre property with an impressive A2 energy rating. Situated within easy walking distance of Wexford's Main Street, close to all amenities and the fabulous Waterfront Promenade.
- No. 67 The Faythe has been completely upgraded and modernised with air to water heating, pressurised water system, upgraded insulation, re-wiring, plumbing, new uPVC double glazed windows, under-floor heating at ground floor level and radiators on the upper floors.
- Spacious rear garden offering ample safe outdoor play space with room for outdoor toys, home office, workshop and kitchen garden.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**

67 The Faythe, Wexford

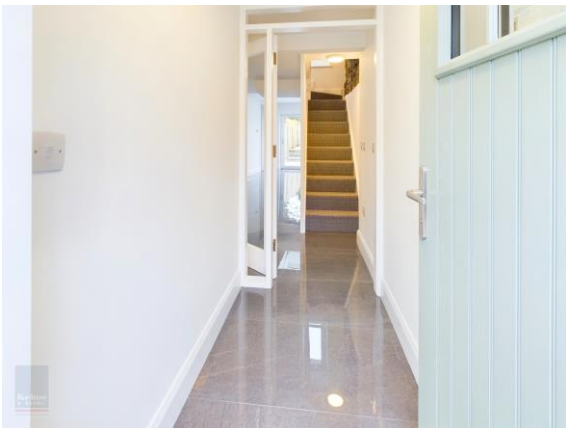
Description: Newly refurbished 3 bedroomed mid-terrace town centre property with an impressive A2 energy rating. Situated in this mature and much sought after residential location within easy walking distance of Wexford's Main Street, close to all amenities and the fabulous Waterfront Promenade. There is an array of excellent amenities in the immediate vicinity including an excellent primary school, child-care facility, medical centre, pharmacy, shops, supermarkets, pubs etc.

No. 67 The Faythe has been completely upgraded and modernised with air to water heating, pressurised water system, upgraded insulation, re-wiring, plumbing, new uPVC double glazed windows, under-floor heating at ground floor level and radiators on the upper floors. The property has been finished to a very standard with modern fitted kitchen including integrated appliances, contemporary bathrooms with quality tiling, polished porcelain flooring throughout the ground floor, laminate flooring in the bedrooms and carpet on the stairs. Decorated in an attractive neutral pallet, presented to the market in pristine condition and ready for immediate occupation.

Outside there is a large, enclosed rear garden with concrete patio area perfect for outdoor dining or an evening Barbeque. The spacious garden offers ample safe outdoor play space with room for outdoor toys, home office, workshop and kitchen garden.

Early viewing of this A2 rated newly refurbished town house comes highly recommended. For further details and viewing appointment contact Wexford Auctioneers Kehoe & Assoc. at 053 9144393.







ACCOMMODATION

Ground Floor

Entrance Porch	1.90m x 1.10m	With polished porcelain tiled floor.
Sitting Room	3.08m x 2.72m	With media cables and recess for tv and polished porcelain tiled floor.
Kitchen	3.02m x 4.37m (max)	With built-in floor and eye level units, hob, extractor, oven, fridge freezer, dishwasher, porcelain tiled floor and open plan to:
Living Room	3.55m x 2.75m	With porcelain tiled floor, heating cabinet, roof light and door to outside.
Utility Room	1.90m x 1.26m	Plumbing for washing machine, space for tumble dryer, roof light and porcelain tiled floor.
Toilet	1.17m x 0.87m	With w.c., w.h.b., porcelain tiled floor and openable roof light.

Stairwell to first floor with exposed original stone work.

Shower Room	1.97m x 1.48m	Tiled shower stall with double head shower, w.c., vanity w.h.b., heated towel rail and tiled floor,
Bedroom 2	2.79m x 2.73m	With laminate floor and built-in storage press.
Bedroom 3	2.77m x 2.86m	With laminate floor.

Stairwell to second floor with lime mortar finish on the wall

Master Bedroom	5.61m x 2.77m	With built-in storage presses, laminate floor and shower room ensuite.
Ensuite	2.75m x 1.61m	Tiled shower stall with double head shower, w.c., vanity w.h.b., heated towel rail, tiled floor and eaves storage.

Total Floor Area: c. 93.20 sq.m. (c. 975 sq.ft.)





Features

- Convenient town centre location
- Walking distance all amenities
- Presented in pristine condition
- Ready for immediate occupation

Outside

- Private enclosed rear garden
- Concrete patio area
- Safe outdoor play space
- Potential for home office/workshop

Services

- Mains electricity
- Mains water
- Mains drainage
- Air to water heating

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

DIRECTIONS: Eircode Y35A0D5



WC
0.87 x 1.17 m

Utility Room
1.95 x 1.31 m

Living Room
3.45 x 2.74 m

Kitchen
3.71 x 4.30 m

Sitting Room
2.71 x 3.10 m

Entrance Porch
2.00 x 1.10 m

Floor 0

Approximate total area⁽¹⁾
41.03 m²

Reduced headroom
1.13 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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Bedroom 2
2.84 x 2.73 m

Landing
3.06 x 0.94 m

Bedroom 3
2.70 x 2.87 m

Shower Room
1.69 x 1.49 m

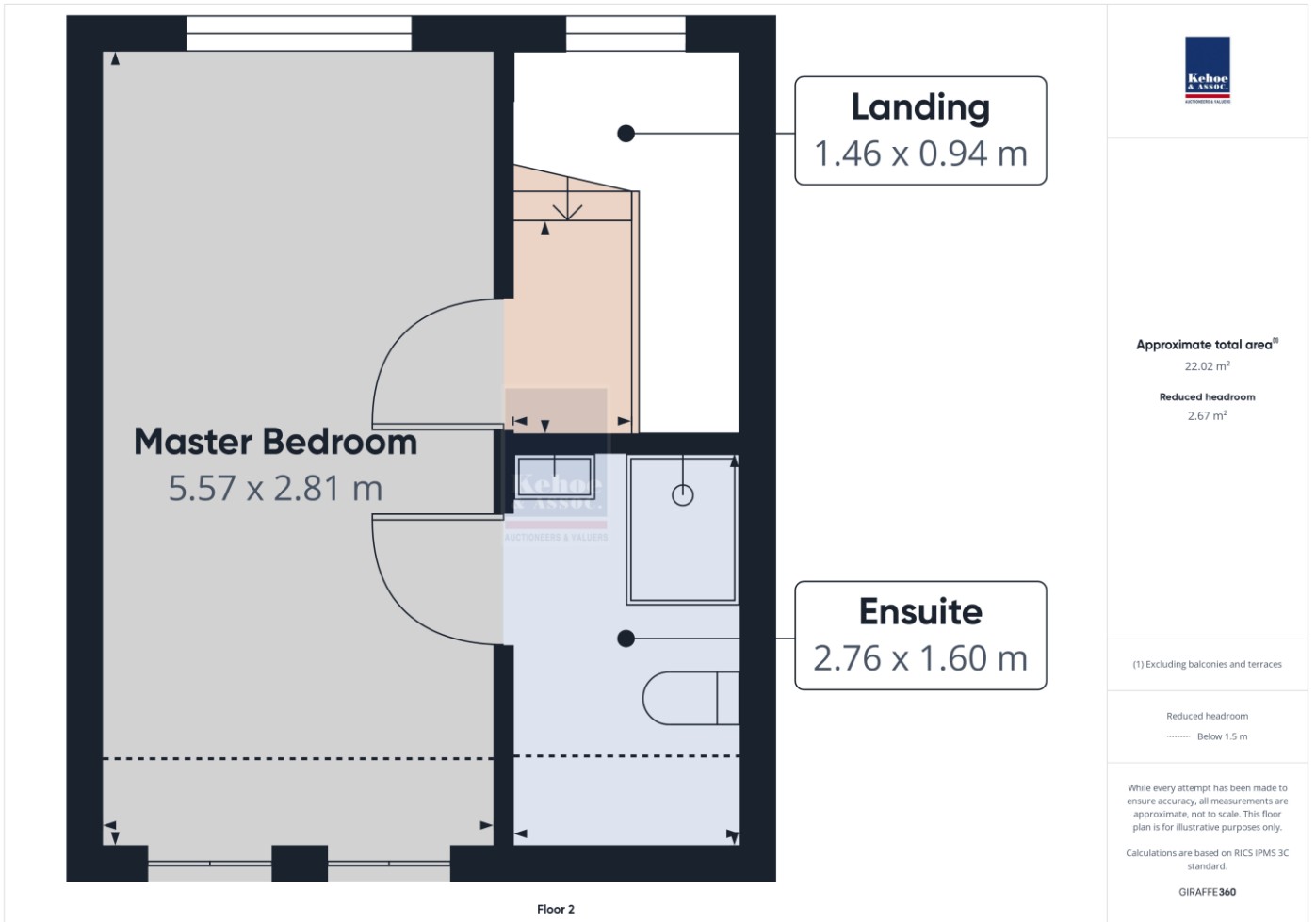
Floor 1

Approximate total area⁽¹⁾
22.93 m²

(1) Excluding balconies and terraces

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Building Energy Rating (BER): A2

Energy Performance Indicator: 38.95 kWh/m²/yr

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

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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