

# FOR SALE

AMV: €185,000

File No. d630.CWM



## No. 1 The Pillar, King Street, Wexford

- Superb location within walking distance of all imaginable amenities in Wexford Town Centre.
- End of terrace townhouse in a quiet courtyard of a mature development.
- Comprising of 2 bedroom and 2 bathrooms, extending to c. 78 sq.m. / 839.6 sq.ft.
- Accommodation in brief comprises of entrance hallway, open plan living/dining area, kitchenette, 2 bedrooms (master en-suite) and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe  
& ASSOC.**

No. 1 The Pillar is an outstanding 2-bedroom terraced townhouse, located in one of the



**Living / Dining Area**

6.28 m x 4.92 m

Timber laminate flooring, dual aspect lighting with large window overlooking central courtyard and raised window at street side.

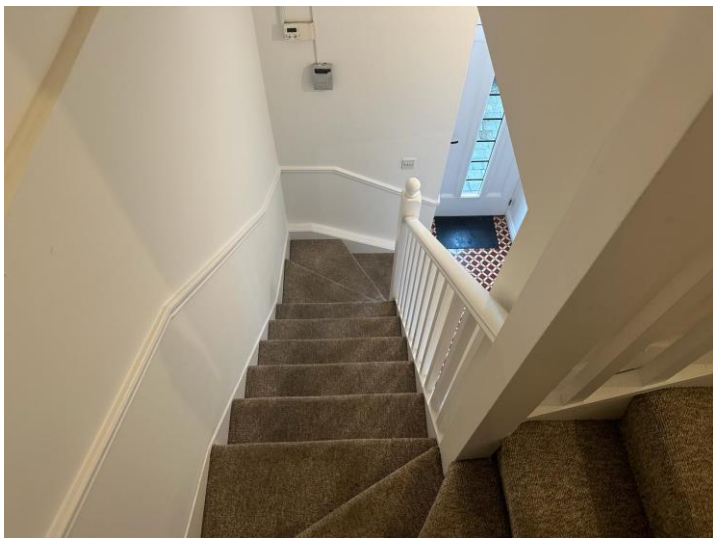


## ACCOMMODATION

**Landing Area** 2.35 m x 0.92 m Carpeted flooring.

**Bedroom 1** 4.00 m (max) x 3.50 m Carpeted flooring throughout, ensuite.

**Ensuite** 2.32 m (max) x 2.12 m Tongue and groove flooring, enclosed shower with floor to ceiling surround tiles and glass door Triton T80xr w h b





### Features

- Superb town centre location
- 2-bedroom, 2-bathroom
- Extending to c. 78 sq.m. / 839.6 sq.ft.
- Built in 1996.
- All appliances included in the sale.

**BER:** C3 (217.59 kWh/m<sup>2</sup>/yr)

**BER Number:** 117311811

**Viewing:** Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

**Please Note:** All appliances are included in the sale.

**Management Fees:** Management company is Citadel, approximate annual fees are c.

### Outside

- Private and quiet courtyard setting.
- Communal parking

### Services

- Mains water
- Mains drainage
- Electric storage heaters throughout
- Fibre broadband available



**Building Energy Rating (BER): C3 BER No. 117311811**  
**Energy Performance Indicator: 217.59 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**  
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