

FOR SALE

AMV: €235,000

File No E330.CWM



137 The Faythe, Wexford Y35 V0A2

- Beautifully renovated two-bedroom terraced residence extending to approximately 55 sq.m., ideally positioned in the heart of Wexford's historic Faythe district.
- Originally built in 1935 and comprehensively modernised in 2012, featuring rewiring, replumbing, gas central heating and triple-glazed front windows.
- Bright open-plan living accommodation with French doors opening to a private courtyard enclosed by attractive old stone walls.
- Exceptional town centre location within walking distance of Main Street, Wexford Quays, public transport, schools, shops and amenities, with easy access to the N11/M11, N25 and Wexford's renowned beaches.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

137 The Faythe, Wexford Y35 V0A2,

Situated in the heart of the historic Faythe district, No. 137 presents a beautifully renovated two-bedroom terraced residence extending to c. 55 sq.m. Originally constructed in 1935, the property underwent an architectural designed comprehensive refurbishment in 2012, including complete rewiring, replumbing and modernisation throughout, creating a beautiful home that successfully blends period character with contemporary comfort.

The Faythe, once the centre of Wexford's thriving sea-faring community, remains one of the town's most established and desirable residential neighbourhoods. Rich in heritage and community spirit, it continues to offer a unique sense of place just moments from the vibrant town centre.



Accommodation is thoughtfully laid out over two floors. The ground floor comprises a bright open-plan living, kitchen and dining area, creating a welcoming and practical space for modern living. French doors open directly onto a private courtyard, enclosed by attractive old stone walls, providing a charming and low-maintenance outdoor retreat.

Upstairs, there are two well-proportioned bedrooms and a spacious family bathroom featuring both a bath and separate shower. A Stira staircase from the principal bedroom provides access to the attic, offering valuable additional storage.

The property benefits from triple-glazed windows to the front, gas-fired central heating with a combi boiler, and the peace of mind that comes with its extensive renovation works. Residential street parking permits are available for residents.

Location is a key feature of this home. Wexford's Main Street, with its excellent selection of shops, one minute walk to local supermarket, GP, pharmacy, pubs and also proximity to the scenic and peaceful Rocks walking area. Cafés, restaurants, and cultural amenities, are within a short walk of approximately 600 metres. The picturesque Quays, Wexford Opera House, schools, sporting facilities and waterfront amenities are all easily accessible on foot.



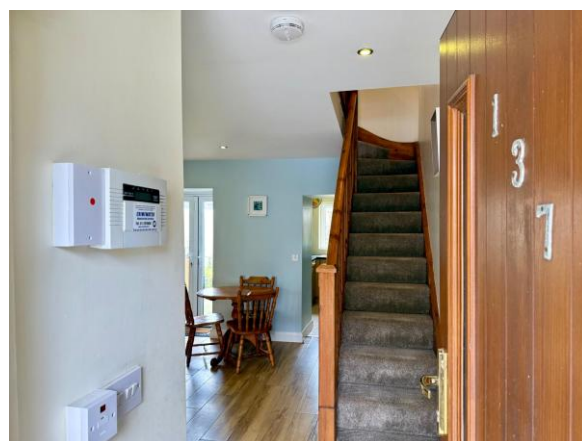
Excellent transport connections are available nearby. Bus stops on The Faythe and Trinity Street are within a few minutes' walk, providing access to local Wexford Bus services as well as Bus Éireann routes to Dublin, Waterford, Gorey and surrounding areas. The town's railway station, Wexford O'Hanrahan Railway Station, is approximately 1.5 km away and provides regular rail services along the Dublin–Rosslare line.

For commuters, the property enjoys convenient access to both the N25 and N11 road networks, connecting Wexford with Waterford, New Ross, Gorey, Wicklow and Dublin. The N25 can be reached within minutes, while the N11/M11 corridor provides an efficient route to the capital and beyond.

Wexford is renowned for its spectacular coastline, and several beautiful beaches are within easy reach. Curracloe Beach, one of Ireland's finest Blue Flag beaches, is approximately 12 km away, while Rosslare Strand and Curracloe Beach offer miles of sandy shoreline and coastal walks within a short drive.

No. 137 The Faythe represents an excellent opportunity to acquire a character-filled home in one of Wexford Town's most historic and convenient locations. Combining modern upgrades, outdoor space, strong transport links and a highly walkable setting, this property will appeal to first-time buyers, downsizers, investors and those seeking a charming town residence close to all amenities.

It is highly recommended, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.



ACCOMMODATION

Storm Porch 1.10m x 1.01m Concrete ground.

Composite door leading to:

Open Plan 5.26m x 3.98m

Living/Dining Area

Timber laminate flooring throughout, splayed window with triple glazed windows overlooking sidewalk and street side, electric points, t.v points and telephone point, Siro broadband point, recess lights throughout, solid fuel stove with cast iron surround and timber mantel piece overhead. Narrow French doors leading to rear garden with enclosed courtyard, the courtyard is east facing with concrete ground and drainage system throughout. Concealed gas cylinders to the rear stone wall. Hot-press and combi boiler located to the right of the staircase.

Open alcove leading through to:

Kitchen 3.04m x 2.01m

Vinyl flooring fully fitted kitchen with floor and eye level cabinets, ample worktop space, triple glazed window overlooking rear courtyard and original stone wall, stainless steel sink and drainer, Neff electric four ring hob with extractor fan overhead, electric Neff oven underneath, integrated fridge freezer, Zanussi washing machine. Recess lights throughout.

From open plan Living Area, solid timber carpeted staircase leading to:









ACCOMMODATION

First Floor:

Landing Area	2.76m x 1.59m	Carpeted flooring.
Master Bedroom	3.88m x 2.71m	Timber laminate flooring, built in slide robes with ample shelf and hanging rails space, triple glazed window overlooking street side with built in vent, tv points and electric points. Hight ceiling measure 2.62m with integrated Stira access to attic storage space.
Bedroom 2	2.52m x 2.23m	Carpeted flooring, triple glazed window overlooking rear courtyard, ceiling height extends to 2.62m, electrical points throughout.
Family Bathroom	3.03m x 2.25m	Vinyl flooring, free standing large bath with chrome faucets, triple glazed privacy window overlooking rear courtyard, separate shower with large shower tray and solid glass wall with tile surround and pressure pump shower. Velux overhead, w.h.b with wall mounted cabinet overhead and w.c., heated chrome towel rail.

Total Floor Area: c. 55 sq. m / 592 sq. ft.







Features

- Built in 1935.
- Fully refurbished & renovated in 2012.
- Terrace property extending to c. 55 sq.m.
- Two bedrooms, one bathroom.
- Walking distance to all amenities.

Outside

- Private courtyard.
- Old stone walls.
- French doors to courtyard.
- Residential Street Parking Permits.

Services

- Mains water.
- Mains drainage.
- Central Gas Burner.
- Fibre Broadband.

Viewing: 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 V0A2





Building Energy Rating (BER): D BER No. 104566021
Energy Performance Indicator: 245.87 kWh/m²/yr

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

Sales Agent

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