

FOR SALE

AMV: €250,000

File No. D738.CWM



37 Parnell Street, Wexford

- Wexford town centre property within walking distance of all amenities.
- Four-bedroom terrace with two bathroom, extending to c. 110 sq.m. / 1,184 sq.ft. Newly built rear extension and fully refurbished throughout.
- Easy to maintain south facing rear courtyard with pergola and garden storage shed.
- Accommodation Briefly comprises: entrance hall, sitting room, kitchen / dining room, back porch and guest bathroom. A newly renovated family bathroom and two bedrooms on first floor level. Finally two spacious bedrooms on the second floor.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

37 Parnell Street, Wexford

No. 37 Parnell Street is a four-bedroom terrace townhouse offering a town centre location, within walking distance to all amenities. This property at Parnell Street is in superb condition and has the benefit of recent extensions and renovations to the rear. The courtyard to the rear is south facing and includes a pergola area and garden shed.

The property is very well presented with new flooring throughout including renewed pitch pine original floorboards in the sitting room, carpets to the staircase and timber laminate flooring in all bedrooms.

The internal accommodation comprises of an entrance hall, sitting room, kitchen / dining room, a newly built back porch and guest bathroom. On the first floor is a newly renovated family bathroom and two bedrooms. The second floor hosts two spacious bedrooms.

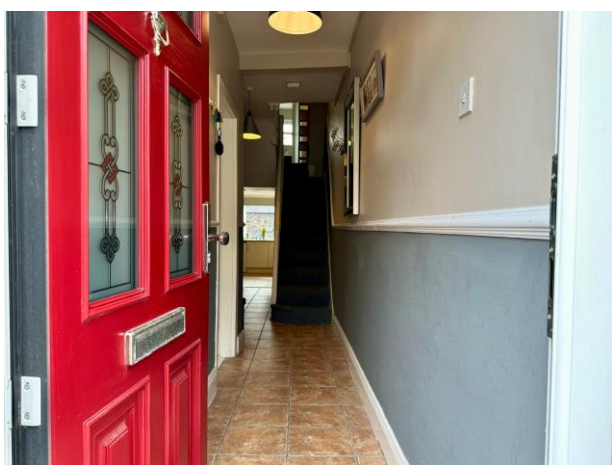
Viewing comes highly recommended and is by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. on 053 9144393.



ACCOMMODATION

Entrance Hallway	5.62m x 0.95m	Tiled flooring throughout.
Sitting room	6.15m x 3.10m	Pitch pine floors with large window with splayed windows overlooking street side. Coving throughout feature cast iron fireplace and alcove storage spaces.
Kitchen/Dining Area	4.50m x 3.35m	Tiled flooring throughout, fully fitted kitchen with floor and eye level cabinets, Whirlpool fridge freezer, Indesit electric oven, Gorenge 4 ring electric hob and extractor fan overhead. Mosaic tiled splashback, stainless steel sink and drainer under the large window overlooking the rear courtyard, Indesit washing machine and coving throughout.
Back Porch	2.37m x 1.32m	Tiled floor, sliding door leading to rear courtyard. Part of the new extension.
Guest Bathroom	1.33m x 0.88m	Tiled flooring, w.h.b with built in cabinetry underneath and wall mounted cabinetry with mirror tiled splashback and w.c.. New built in circa 2023.

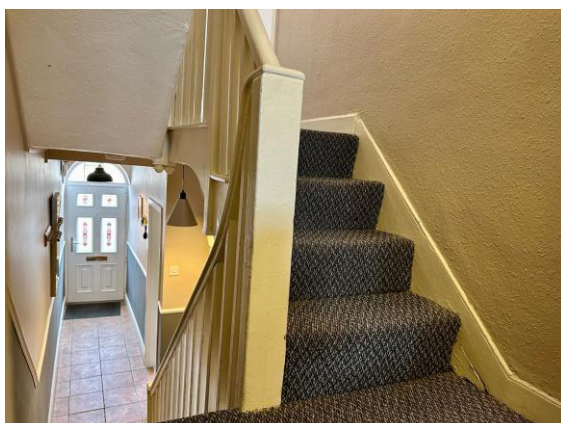
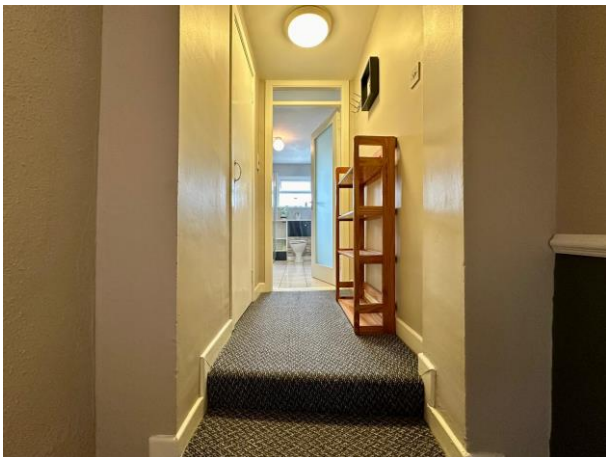
Carpeted timber staircase leading to first floor:





Landing	1.62m x 0.99m	With two steps and large hotpress with ample storage space.
Family Bathroom		
Ensuite	3.05m x 1.83m	Tiled flooring. Large enclosed shower newly installed in 2023 with Triton T90 sr electric shower, tiled surround and glass panelling, w.h.b. with cabinetry underneath and w.c..
<i>Four steps down to:</i>		
Landing Area	2.00m x 1.51m	Carpeted flooring throughout.
Bedroom 1	4.25m x 3.00m	Timber laminate floor, large window overlooking street side with splayed windows. Coving throughout, large radiator cover.
Bedroom 2	3.50m x 2.50m	Timber laminate flooring, large window overlooking rear courtyard.
<i>Timber carpeted staircase leading to Second Floor:</i>		
Half Landing	1.68m x 1.50m	Carpeted flooring, hatch to attic space.
Bedroom 3	4.30m x 2.73m	Timber laminate flooring, window overlooking street side with splayed walls, radiator cover.
Bedroom 4	3.25m x 2.52m	Timber laminate flooring, window overlooking rear courtyard with splayed windows, radiator cover.

Total Floor Area: c. 110 sq.m. (c. 1,184 sq.ft.)





Features

- 4 Beds, 2 Bathroom.
- Walking distance to all town amenities.
- Extending to 110 sq. m.
- Terraced property with large south facing rear courtyard.
- Built in circa 1900's.

Outside

- South facing rear garden.
- Electric points and outside tap.
- Storage shed.
- Pergola awning area.

Services

- Mains water.
- Mains drainage.
- OFCH new boiler installed in 2023.
- All new radiators on the ground floor.
- 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 C8W5





Building Energy Rating (BER): D2 BER No. 1100508548
Energy Performance Indicator: 284.58 kWh/m²/yr

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

Sales Agent
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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. PRSA No. 002141