

FOR SALE

AMV: €340,000

File No. c680.LM



No. 3 Rectory Mews, Spawell Road, Wexford

- Situated in one of Wexford's most sought-after location.
- Only a 5 minutes' flat walk from Wexford Town Centre.
- 2 bed apartment/townhouse and own door access.
- Enclosed large garden patio & elevated terrace.
- Acc. briefly comprises; entrance hallway, living room/dining room, kitchen, 2 bedrooms (master en-suite), family bathroom.
- Viewing strictly by prior appointment with the sole selling agents only.

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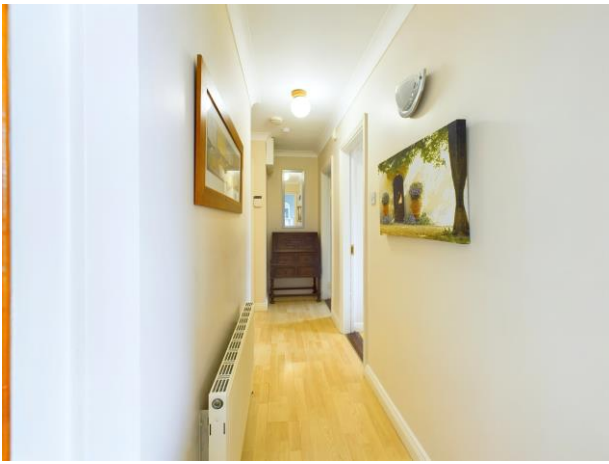
Discover an exceptional opportunity to live in one of Wexford's most sought – after locations. This luxury two-bedroom apartment is set within an exclusive development of just **12 private residences**, offering privacy, tranquillity, and convenience in equal measure. Situated only a short, flat walk from Wexford town centre and all of its amenities, the property sits directly opposite a **charming, landscaped park**, complete with benches – an ideal spot to relax and unwind. Designed with comfort and quality in mind, the apartment **includes private parking**, a **separate fully fitted kitchen** and a bright spacious living area featuring a fireplace suitable for a stove if preferred. One of its rare standout features is gas central heating, uncommon in Wexford and highly desirable for comfort. Enjoy exceptional outdoor space with both a private terrace and a private patio garden, perfect for Al fresco dining, gardening or simply enjoying peaceful moments outdoors. This is truly a rare offering – an elegant freshly painted modern home in a premium setting, combining exclusivity, convenience and comfort.



ACCOMMODATION

Entrance Hallway	5.49m x 1.10m	
Living /Dining Room	5.95m x 3.77m	Feature fireplace. Timber floor covering, ceiling coving. Sliding door to enclosed balcony with external staircase to private paved patio.
Kitchen	2.93m x 1.54m (max)	With fitted kitchen, extensive wall and floor units, integrated oven, hob, extractor fan and dishwasher. Stainless steel sink unit, fridge freezer, washing machine.
Rear Hallway	3.44m x 0.96m	
Bedroom 1	3.96m x 3.84m (max)	Laminate floor.
En-suite	2.24m x 1.82m	W.C., w.h.b., shower stall with mains power shower. Tiled floor, half-wall and shower. Window
Bedroom 2	3.45m x 2.61m	Laminate floor
Family Bathroom	2.72m x 1.99m	With w.c., w.h.b, bath and shower above. Tiled floor, half-wall and bath surround.
Linen Cupboard off Rear Hallway – with fitted shelving.		

Total Floor Area: c. 71.5 sq.m. / 770 sq.ft.



FEATURES

- Property in excellent order.
- Bright, light-filled accommodation.
- Premium location.
- Enclosed patio area and balcony.
- Directly opposite Redmond Park.
- 5 minutes' walk to town centre.
- Close to Bus & Rail Station.
- A few minutes' walk from Boat & Tennis Club.

SERVICES

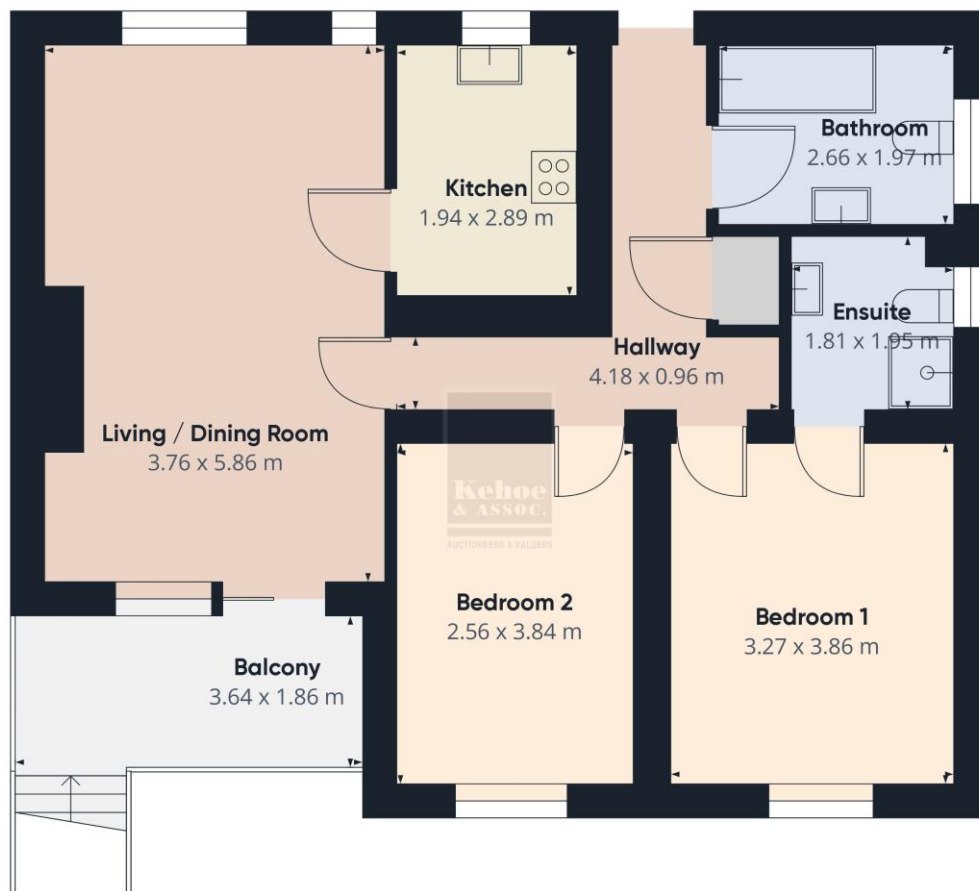
- Mains water.
- Mains drainage.
- ESB.
- Gas fired central heating

OUTSIDE

- Private parking.
- Enclosed patio area.

PLEASE NOTE: There is an annual Management Fee. We under the annual Management Fee in 2025 is approximately €1,000, to include building's insurance, refuse, maintenance of common areas and car parking.

DIRECTIONS: In Wexford town proceed along Spawell Road and Rectory Mews is on the right-hand side, directly opposite the entrance to Redmond Park. As you enter Rectory Mews the property for sale, No. 3 is on the ground floor on your right-hand side (directional For Sale board). Y35 R9X6



Approximate total area⁽¹⁾
67.57 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Building Energy Rating (BER): C1 BER No.: 106415755
Energy Performance Indicator: 171.41 kWh/m²/yr

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

Selling Agent: Louise Morton
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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

