

# FOR SALE

AMV: €200,000

File No.E359. BK



## No. 1 Saint Peter's Square, Wexford

- Prime corner building overlooking Saint Peter's Square in the heart of Wexford Town.
- Accommodation extending to c. 120 sq. m. / 1,291 sq. ft. over three floors with clear income and capital growth potential.
- Comprising a first and second floor 2-bedroom duplex apartment (c. 67 sq. m.) and a ground floor accessible 1-bedroom apartment (c. 53 sq. m.).
- Planning permission secured for two self-contained residential units on 24<sup>th</sup> March, 2021.
- 200m to Wexford Town's South Main Street, Bride Street Church and surrounded by all town amenities including primary and secondary school, SETU Wexford Campus and the National Opera House.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

## Location

No. 1 Saint Peter's Square occupies a commanding corner position overlooking Saint Peter's Square in the heart of Wexford Town. This is an established and highly sought after residential setting within immediate walking distance of Wexford's Main Street, offering a superb range of shops, supermarkets, cafés, restaurants and essential amenities. The scenic Wexford Waterfront and Quay Front are just a short stroll downhill, while the National Opera House, Wexford Arts Centre and Wexford Library are all within easy reach.

The property sits adjacent to the landmark Bride Street Church and is positioned within a unique educational cluster that underpins strong and consistent rental demand. Presentation Secondary School, CBS Primary School, CBS Secondary School, St. Peter's College Secondary School and SETU Wexford Campus are all within comfortable walking distance, making this location particularly attractive for long term residential occupancy.

This is a location that performs. It is central, established and consistently sought after.



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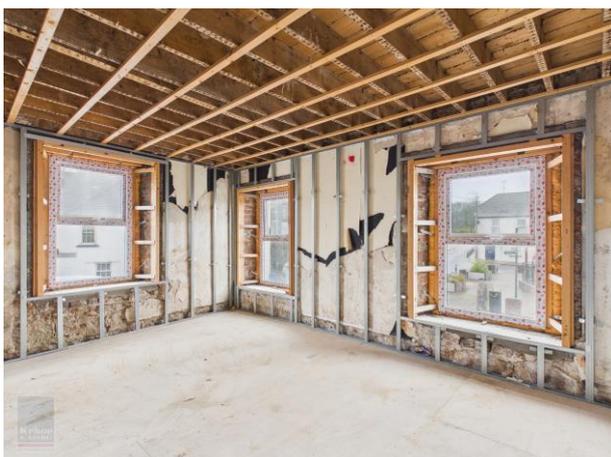
No. 1 Saint Peter's Square comprises a substantial three storey corner building extending to approximately 120 sq. m. / 1,291 sq. ft. The property enjoys strong street presence, dual aspect frontage and excellent natural light throughout.

Planning permission is in place (granted 24<sup>th</sup> March, 2021) for the change of use of the ground floor to a 1-bedroom accessible apartment extending to approximately 53 sq. m. / 570 sq. ft. In addition, the first and second floors are configured as a 2-bedroom duplex apartment extending to approximately 67 sq. m. / 721 sq. ft.

The approved planning permission provides for two independent residential units within a prime town centre setting. This layout offers flexibility and income potential, whether as two rental units or a combination of owner occupation with supplementary rental return.

Internally, the property has been stripped back and prepared for redevelopment works. Stud partitioning is in place and the structural shell is clearly defined, providing a clean and organised starting point for completion. The heavy preparatory work has been undertaken, allowing a purchaser to focus on fit out and specification.

Opportunities of this nature, with planning secured, defined layouts and a town centre position, rarely present to the open market. The proximity to multiple schools and SETU Wexford Campus reinforces the long-term rental fundamentals of this location. This is a strategic town centre acquisition with clear development direction and strong future potential, viewing comes highly recommended.



## ACCOMMODATION

### *Ground Floor*

Accessible 1-bedroom apartment (c. 53 sq. m. / 570 sq. ft.)

### *First and Second Floors*

2-bedroom duplex apartment (c. 67 sq. m. / 721 sq. ft.)

**Total Floor Area: c. 120 sq. m. / 1,291 sq. ft.**



## Features

- Planning permission secured
- Two residential units
- Accessible ground floor layout
- Duplex 1st & 2nd floor apartment
- Prime town centre location
- Excellent investment opportunity
- Strong rental fundamentals

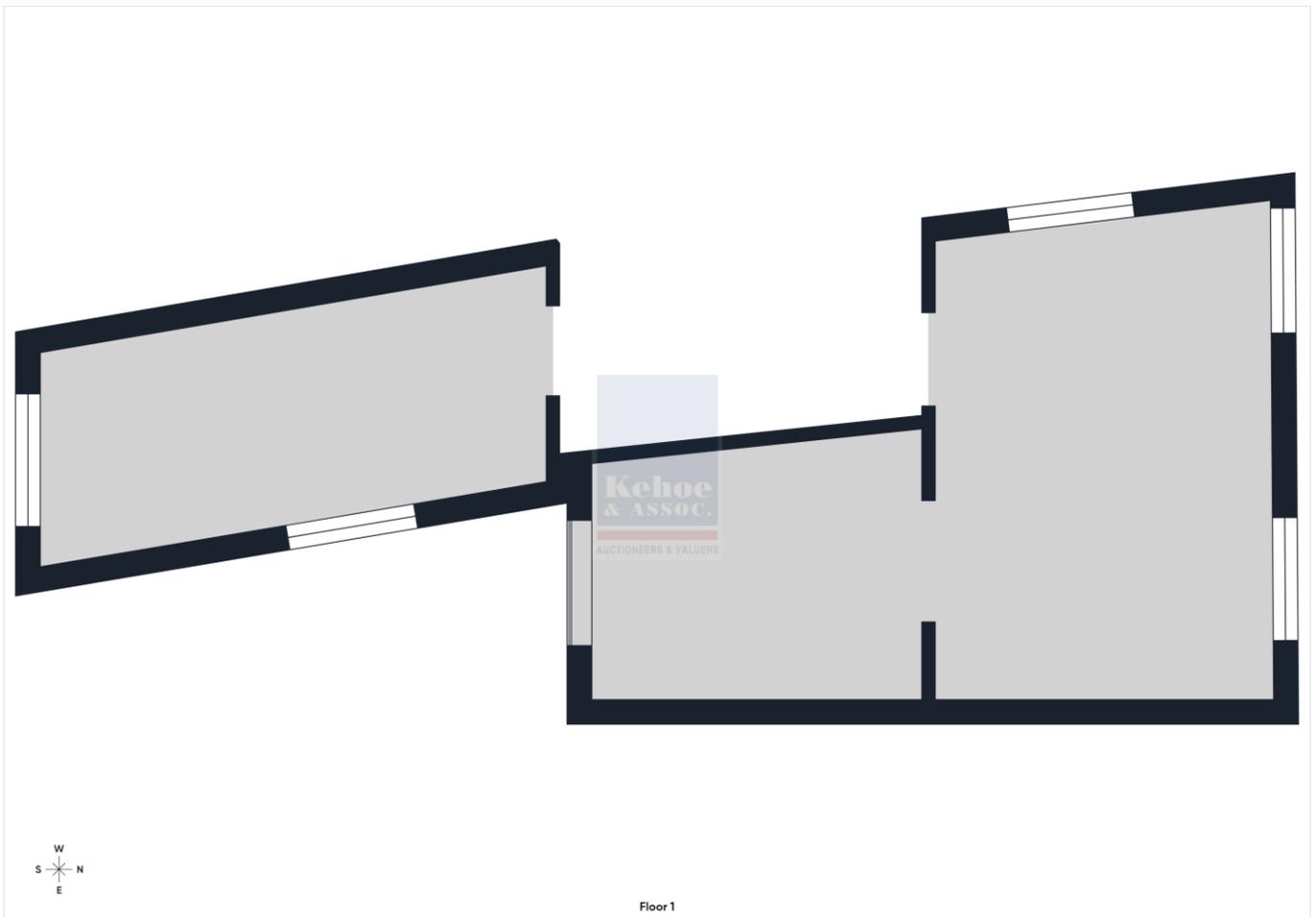
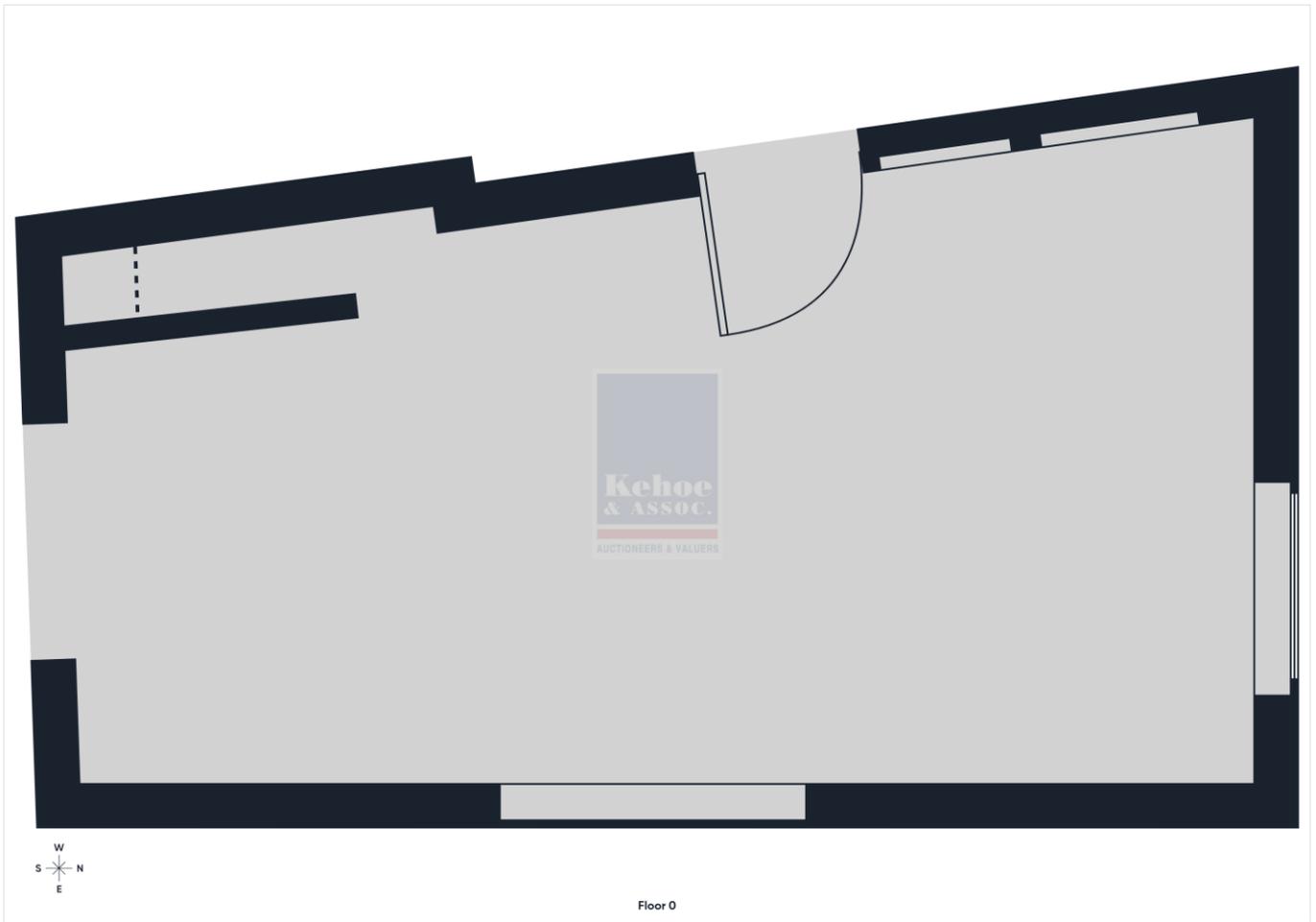
## Outside

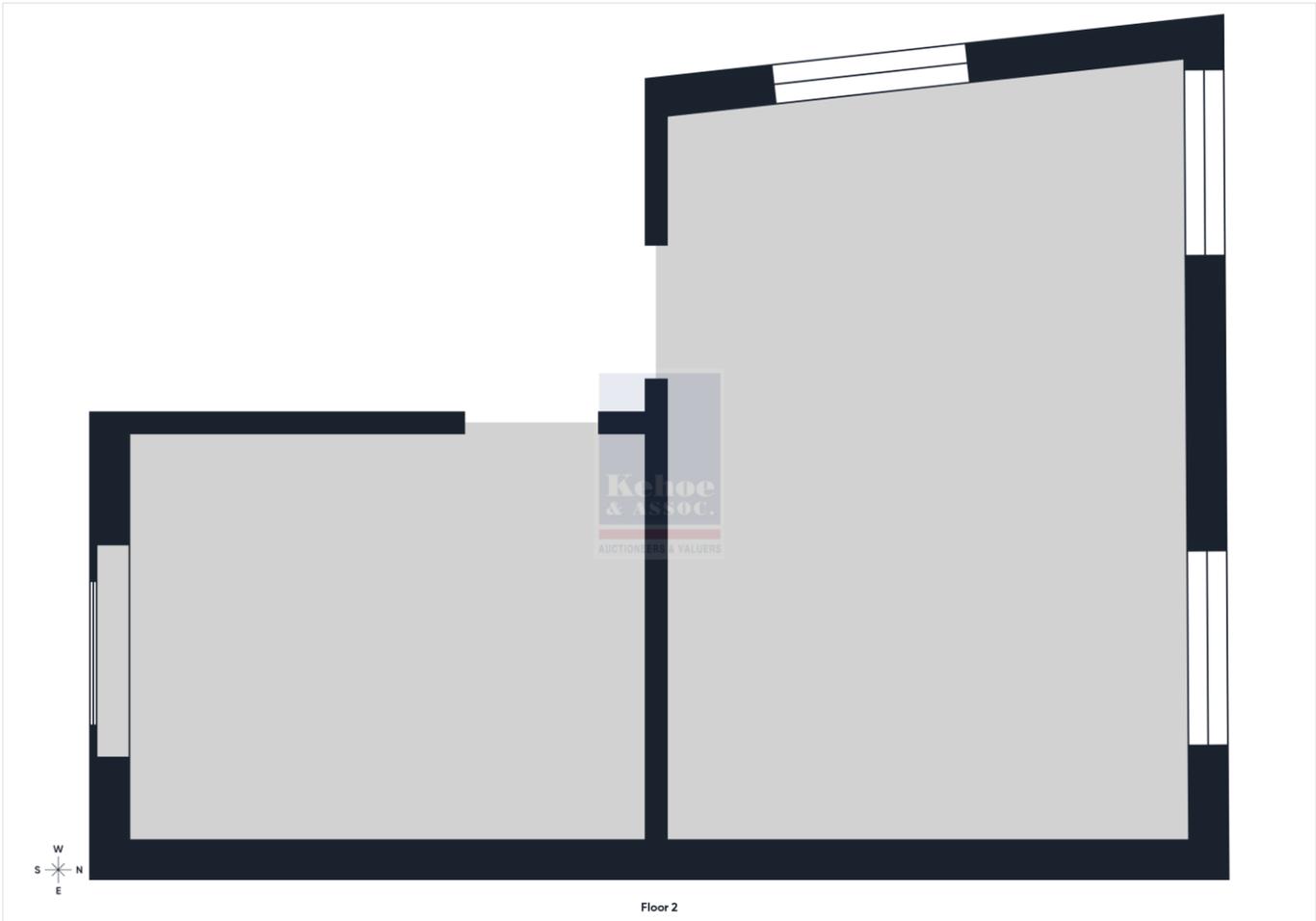
- Prominent corner position
- Overlooking Saint Peter's Square
- Adjacent to Bride Street Church
- Mature residential setting
- Prime town centre location
- Walking distance to all town amenities

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

**DIRECTIONS:** Eircode: Y35 YD95







**Building Energy Rating (BER): F BER No. 800655011**

**Energy Performance Indicator: 1879.89 kWh/m<sup>2</sup>/yr**

**VIEWING:**

Strictly by prior appointment with the sole selling agents.

**Selling Agent: Bobby Kehoe**

**Contact No: 085 7111540**

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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

