

# FOR SALE

AMV: €239,000

File No.E452. BK



## 58 Talbot Green, Wexford

- Excellent 2-bed / 2-bath mid-terrace residence extending to c. 76 sq. m. / 818 sq. ft. overlooking a beautifully maintained public green.
- Presented in superb condition throughout and ready for immediate occupation.
- Ideal starter home, downsizer option or investment opportunity within a mature residential setting in Wexford Town.
- A stone's throw to all town amenities, including primary schools, secondary schools, SETU Wexford Campus and Wexford Town's main thoroughfare.
- Low maintenance property with private and enclosed rear garden enjoying evening sunshine together with off-street parking available to the rear.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

## Location

Talbot Green is a mature and well-established residential development conveniently located within easy reach of Wexford Town Centre. This settled neighbourhood offers a strong sense of community and is particularly appealing to both owner-occupiers and investors alike.

A wide range of amenities are available within close proximity including primary and secondary schools, supermarkets, shops, cafés, public transport links and leisure facilities. Wexford Town offers an excellent selection of retail and social amenities together with scenic walks along the quay front and harbour.

The property also benefits from convenient access to the N25 and N11 road networks, providing connectivity to Waterford, New Ross and Dublin. The beautiful coastline at Curracloe Beach and The Raven Forest is also within a short drive.



## 58 Talbot Green, Wexford

Kehoe & Associates are delighted to present this excellent 2-bedroom mid-terrace residence extending to c. 76 sq. m. / 818 sq. ft., ideally positioned overlooking a mature green area within this established residential development. No. 58 Talbot Green is presented in superb condition throughout and offers bright, well-proportioned accommodation that is ready for immediate occupation. The property has been carefully maintained over time, including pumped cavity wall insulation and attic insulation, together with replacement windows and front door fitted approximately four years ago. These improvements contribute to a notably warm and comfortable living environment.

The ground floor accommodation comprises an inviting entrance hallway, a comfortable sitting room with open fireplace and pleasant outlook over the green area, a well-appointed kitchen / dining area, utility space and a shower room. On the first floor there is a landing area, two spacious double bedrooms and a main shower room. Internally, the property is presented in a clean and tasteful manner with a bright, neutral décor throughout, allowing any purchaser to move in with ease.

To the front, the property enjoys a beautifully maintained garden and an attractive open aspect overlooking the central green, which is meticulously cared for by local residents and enhanced by a number of planted flower beds. Non-slip tiled flooring lead to both the front and rear doors.

The rear garden is a particularly appealing feature of this home. It is private, enclosed and thoughtfully landscaped with paved and gravelled areas together with mature planting. The garden enjoys evening sunshine and provides an ideal setting for outdoor dining and relaxation. A useful storage shed extends to c. 5 sq. m. / 54 sq. ft., and there is the added benefit of off-street parking to the rear.

Overall, this is a turnkey and low maintenance home in an excellent location, ideally suited to first-time buyers, those looking to downsize to a convenient town centre setting, or investors seeking a well-presented property with minimal outlay required. Viewing comes highly recommended.





## **ACCOMMODATION**

### ***Ground Floor***

Entrance Hallway	5.05m x 1.69m	With wood effect tiled flooring and staircase to first floor.
Sitting room	3.99m x 3.93m	With wood effect tiled flooring, ceiling coving and centrepiece, views of front green area, open fireplace with granite hearth and brick surround.
Shower Room	2.33m x 1.69m	Fully tiled, w.c., w.h.b. and shower stall with Triton T90z electric shower.
Kitchen / diner	3.46m x 2.30m	With wood effect tiled flooring, fitted kitchen with floor and eye level units, tiled splashback, breakfast counter with tiled splashback, integrated oven, stainless steel sink, integrated washing machine and integrated dishwasher
Utility Room	1.84m x 1.07m	With wood effect tiled flooring, fridge freezer and door to rear garden.

### ***First Floor***

Landing	3.68m x 0.90m	With carpet flooring and Stira staircase to partially floored attic
Hotpress		With dual immersion.
Bedroom 2	4.00m x 2.76m	With carpet flooring.
Master Bedroom	3.56m x 3.43m	With carpet flooring.
Main	2.62m x 2.26m	With vinyl flooring, w.c., w.h.b., large shower stall with Triton T90sr electric shower and chrome towel rail.

**Total Floor Area: c. 76 sq. m. / 818 sq. ft.**







### Features

- Acc. extending to c. 76 sq. m. / 818 sq. ft
- 2-bed / 2-bath mid-terrace residence
- Suitable for a wide range of purchasers
- Superb condition throughout
- Low maintenance home
- Bright, well-maintained interior
- Overlooking mature green area
- c. 5 sq. m. storage shed

### Outside

- Town centre location
- Surrounded by amenities
- 5-minute walk to main thoroughfare
- Private enclosed rear garden
- Mature planting
- Non-slip tiled front and rear access
- Off-street parking

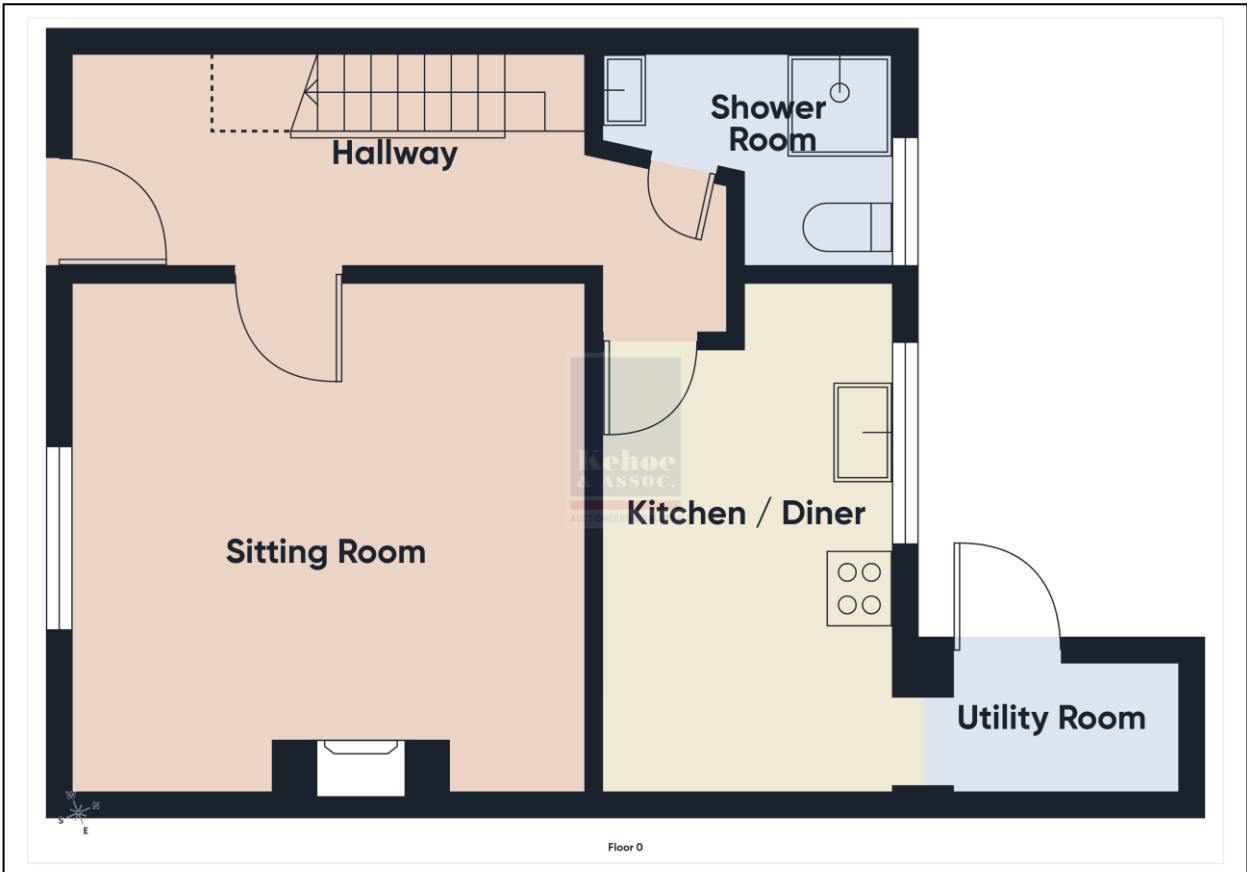
### Services

- Mains water
- Mains drainage
- O.F.C.H.
- ESB
- Fibre broadband available

**NOTE:** All curtains, blinds, light fittings, kitchen appliances, washing machine and all mirrors are included with the sale.

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

**DIRECTIONS:** From Wexford Town's South Main Street proceed up Bride Street and continue straight through the small roundabout at the top of the street. Take an immediate right turn onto Thomas Street. In approximately 350m turn right onto Talbot Green. The property for sale is visible across the green on your right-hand side ('For Sale' board). **Eircode: Y35 A0F9**





**Building Energy Rating (BER): C3 BER No. 108650144**  
**Energy Performance Indicator: 216.72 kWh/m<sup>2</sup>/yr**

**VIEWING:**

Strictly by prior appointment with the sole selling agents.

**Selling Agent: Bobby Kehoe**

**Contact No: 085 7111540**

**Email: [bobby@kehoeproperty.com](mailto:bobby@kehoeproperty.com)**

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