

FOR SALE

AMV: €158,000

File No. d991.BF



14 Upper John Street, Wexford

- Cosy 1 bedroomed kerbside town house with attractive sheltered patio area and rear garden with lovely sunny aspect.
- Superb location within walking distance of all town centre amenities including the National Opera House, Wexford Arts Centre, Library, an excellent choice of shops, boutiques, pubs/hotels/restaurants and the fabulous Waterfront Promenade.
- The property is a traditional kerbside townhouse that has been extended to the rear providing a kitchen, toilet and small conservatory. Recently decorated and upgraded with the installation of new kitchen units, modern shower room and electric heating in the last few years.
- This property would make an ideal starter home, it would also have much to offer anyone looking for a weekend retreat or investment property.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



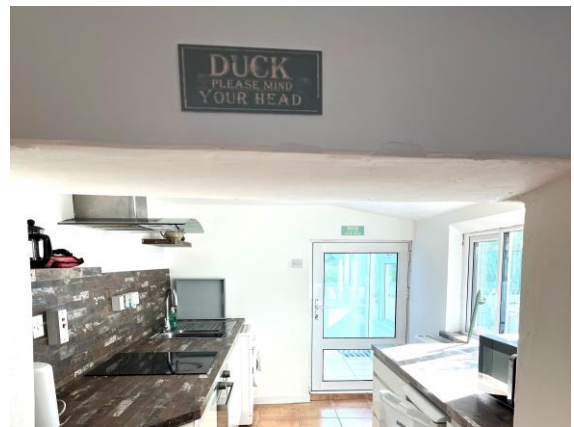
**Kehoe
& ASSOC.**

14 Upper John Street, Wexford

Description: No. 14 Upper John Street is a traditional kerbside town house situated in the heart of Wexford Town. Superb location within walking distance of all town centre amenities including the National Opera House, Wexford Arts Centre, Library, an excellent choice of shops, boutiques, pubs/hotels/restaurants and the fabulous Waterfront Promenade.

The property has been recently decorated and upgraded with the installation of new front door, well-appointed kitchen units, modern shower room and electric heating in the last few years. The property is presented to the market in excellent condition throughout and is offered for sale fully furnished and ready for immediate occupation. The accommodation briefly comprises entrance hallway, open plan living/dining room, kitchen, toilet and conservatory at ground floor level with one bedroom with shower room ensuite at first floor level.

Enclosed garden to the rear with sheltered patio area, lawn and lovely sunny aspect. Early viewing of this cosy kerbside townhouse comes highly recommended contact Wexford Auctioneers Kehoe & Assoc. 053-9144393.





ACCOMMODATION

Ground Floor

Entrance Hallway	1.26m x 0.86m	With tiled floor.
Living / Dining Room	4.75m x 3.83m	With tiled floor and open to:
Kitchen	3.48m x 2.07m	With excellent range of fitted units, hob, extractor, oven, fridge, washing machine, tiled floor and door to:
Conservatory	2.17m x 1.60m	With tiled floor and door to outside.
Toilet	1.00m x 0.72m	With w.c. and tiled floor.

First Floor

Bedroom	3.78m x 2.91m	With built-in wardrobes, laminate floor and shower room ensuite.
Ensuite	2.08m x 1.3m	Tiled shower stall with electric shower, vanity w.h.b., w.c. and laminate floor

Total Floor Area: c. 48.61 sq.m. (c. 523 sq.ft.)



Features

- Furnished one bedroomed townhouse
- Presented in excellent condition
- Superb location, close to the town centre
- Walking distance of all amenities

Outside

- Enclosed rear garden
- Sheltered patio area
- Lawn
- Lovely sunny aspect

Services

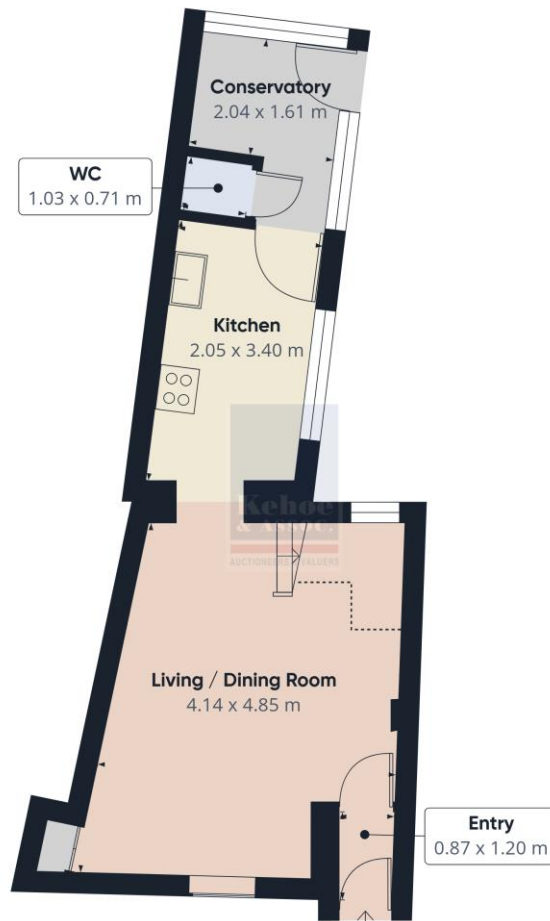
- Mains water
- Mains electricity
- Mains drainage
- Electric heating

NOTE: The sale is inclusive of all blinds, hob, extractor, oven, fridge, washing machine and furniture in the residence.

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

DIRECTIONS: Eircode Y35R8D3





Floor 0



Approximate total area[®]
31.5 m²

Reduced headroom
1.7 m²

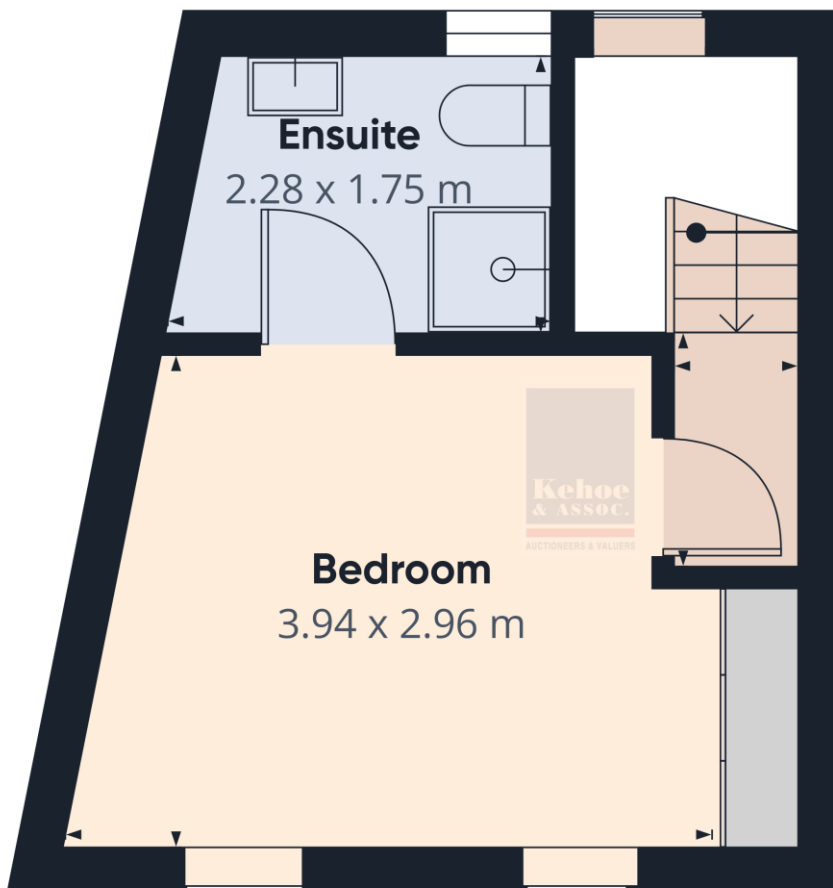
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1



Approximate total area[®]
16.1 m²

(1) Excluding balconies and terraces

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Building Energy Rating (BER): F BER No. 113599724
Energy Performance Indicator: 428.73 kWh/m²/yr

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

Selling Agent: Bernie Farrell

Contact No: 0872501492

Email: bernie@kehoeproperty.com

Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



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