

FOR SALE

AMV: €185,000

File N. E487 BK



17 Kevin Barry Street, Wexford

- 3-bedroom semi-detached townhouse situated within a short stroll of Wexford Town's South Main Street and just 350m from St. John of God Primary School.
- Well maintained, low maintenance accommodation extending to c. 62 sq. m. / 667 sq. ft., presented in good condition throughout.
- Town centre location within walking distance of shops, restaurants, schools, churches and public transport services.
- Ideal first time buyer, investment or downsizer opportunity in one of Wexford Town's most established residential locations.
- Accommodation briefly comprises: Entrance hallway, living / dining room and kitchen on the ground floor with 3-bedrooms and a shower room on the first floor.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

Location

17 Kevin Barry Street enjoys an exceptionally convenient location in the centre of Wexford Town, positioned just a short stroll from South Main Street and 350m from St. John of God Primary School.

All town amenities are within walking distance including supermarkets, pharmacies, cafés, restaurants, schools, churches, and leisure facilities. Wexford's picturesque quay front and harbour promenade are only a few minutes from the property, while Redmond Square bus and rail station provides excellent connectivity to Dublin, Waterford and beyond.

Local sports clubs, Wexford Golf Club and SETU Wexford Campus are all within easy reach. This location offers all the convenience of town centre living with every day amenities quite literally on your doorstep.



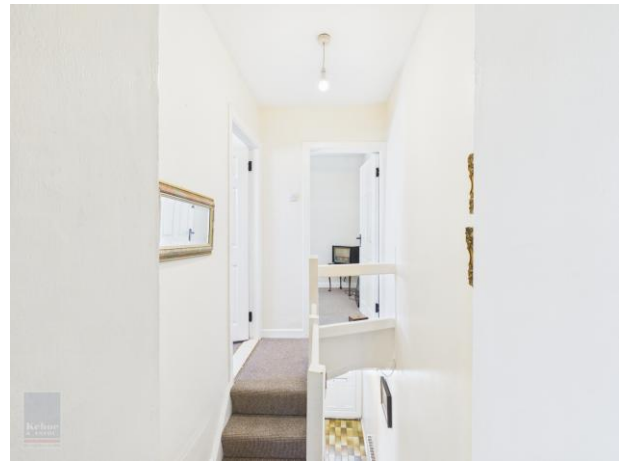
17 Kevin Barry Street, Wexford

Kehoe & Associates are delighted to present No. 17 Kevin Barry Street to market. This 3-bedroom semi-detached townhouse occupies a prime position within one of Wexford Town's most established residential locations and offers an excellent opportunity to acquire an affordable home within walking distance of every town amenity.

The accommodation extends to c. 62 sq. m. / 667 sq. ft. with an entrance hallway, living / dining room with solid fuel stove, a kitchen and a useful understairs storage press on the ground floor. Upstairs there are three bedrooms and a shower room. Externally, there is a small rear yard and on street parking nearby.

Whether you are seeking a first home, investment, or a downsizing property, No. 17 Kevin Barry Street presents an excellent opportunity to acquire a townhouse in a mature and highly convenient town centre setting.





ACCOMMODATION

Ground Floor

Entrance Hallway	2.17m x 0.87m	With part tiled part carpeted flooring and staircase to first floor.
Living / Dining Room	4.37m x 2.94m	With laminate flooring and solid fuel stove with granite hearth. Door into:
Kitchen	3.05m x 2.24m	With tiled flooring, flooring and eye level units, stainless steel sink, integrated electric oven, integrated undercounter fridge freezer, washing machine, electric hob with overhead extractor and tiled splashback. Door to rear yard.

Undstairs Storage Room

First Floor

Landing	3.23m x 1.30m (max)	With carpet flooring.
Shower Room	2.2m x 1.86m (max)	With tiled flooring, w.c., w.h.b., shower stall T90SI electric shower and tiled surround.
Bedroom 2	3.12m x 2.20m (max)	With carpet flooring, dual aspect windows and hotpress with linen storage.
Bedroom 3	2.42m x 2.00m	With carpet flooring.
Master Bedroom	3.97m x 2.13m	With carpet flooring.

Total Floor Area: c. 62 sq. m. / 667 sq. ft.



Features

- 3-bedroom townhouse
- Extending to c. 62 sq. m. / 667 sq. ft.
- Semi-detached residence
- Walking distance to all town amenities
- Suitable for a wide range of purchasers

Outside

- Town centre location
- Small rear yard
- On street parking
- Mature residential setting

Services

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

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

DIRECTIONS: Eircode: Y35 R5C2







Building Energy Rating (BER): E2 BER No. 118409051

Energy Performance Indicator: 352.04 kWh/m²/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