FOR SALE

AMV: €170,000 **File No. E372.BF**

54 Upper King Street, Wexford

- **Nestled in the heart of Wexford Town, this traditional kerb-side town house enjoys an exceptionally convenient setting with Tesco, schools and a church quite literally on your doorstep. The vibrant Main Street is just a short stroll away, offering a superb selection of shops, boutiques, cafes, pubs and restaurants to suit every taste.**
- **Presented in good condition throughout, this inviting two-bedroomed home offers well-proportioned and versatile accommodation. The ground floor comprises a welcoming living room, a well-fitted kitchen and a bathroom, while the first floor features two comfortable bedrooms along with a spacious home office area-ideal for remote working.**
- **An ideal opportunity for first-time buyers, investors or those seeking a centrally located home with excellent amenities on hand. Early viewing comes highly recommended contact Wexford Auctioneers Kehoe & Assoc. 053-9144393**

SOCIETY OF CHARTERED SURVEYORS IRELAND

RICS

Kehoe & ASSOC.

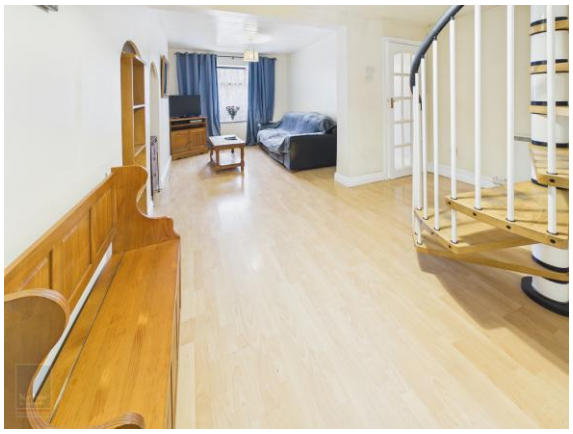
54 Upper King Street,Wexford.

Charming Townhouse in a Prime Wexford Town Location.

Nestled in the heart of Wexford Town, this traditional kerbside town house enjoys an exceptionally convenient setting with Tesco, schools and a church quite literally on your doorstep. The vibrant Main Street is just a short stroll away, offering a superb selection of shops, boutiques, cafes, pubs and restaurants to suit every taste. The fabulous waterfront promenade is also within easy walking distance, providing the perfect spot for leisurely walks and relaxation.

Presented in good condition throughout, this inviting two-bedroomed home offers well-proportioned and versatile accommodation. The ground floor comprises a welcoming living room, a well-fitted kitchen and a bathroom, while the first-floor features two comfortable bedrooms along with a spacious home office area - ideal for remote working. Private enclosed yard to the rear, and on-street resident parking is available directly outside.

An ideal opportunity for first-time buyers, investors or those seeking a centrally located home with excellent amenities on hand.



ACCOMMODATION

Ground Floor

Entrance Hallway	3.14m x 0.91m	With laminate floor.
L-Shaped Living Room	6.25m x 3.90m (max)	With laminate floor and spiral staircase to first floor.
Inner Hallway	2.22m x 0.75m	With tiled floor.
Bathroom	1.67m x 2.05	Fully tiled, bath with electric shower over, w.c. and w.h.b.
Kitchen	3.58m x 2.73m	With excellent range of built-in floor and eyel , electric hoib. Hoib, extractr, plumbed washing machine, part tiled walls, tiled floor and door to outside.

First Floor

Spacious Landing		With timber floor, storage closet and hotpress
Bedroom 1	3.94m x 3.08m	With timber floor.
Bedroom 2	3.22m x 2.59m	With laminate floor.

Total Floor Area: c. 73.77 sq. m. (c. 794 sq. ft.)

Features

- Attractive kerbside townhouse
- Presented in good condition
- Only a short stroll from the Main Street and Waterfront Promenade
- Within easy reach of all amenities

Outside

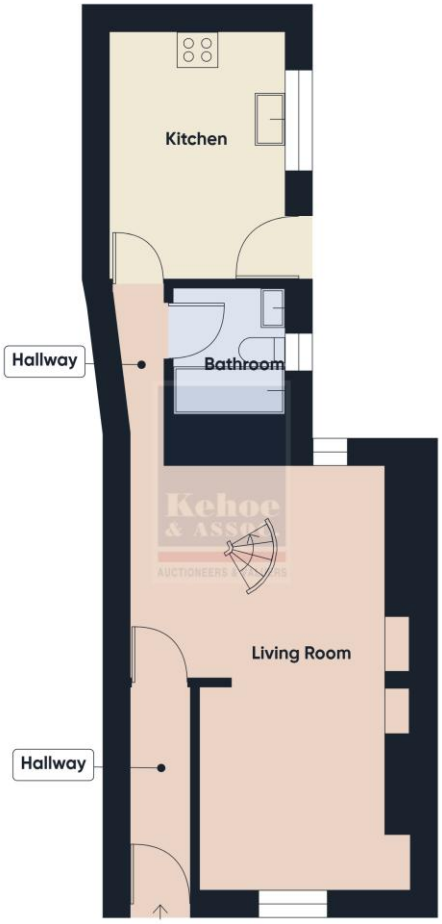
- Enclosed rear yard
- On-street parking available for residents

Services

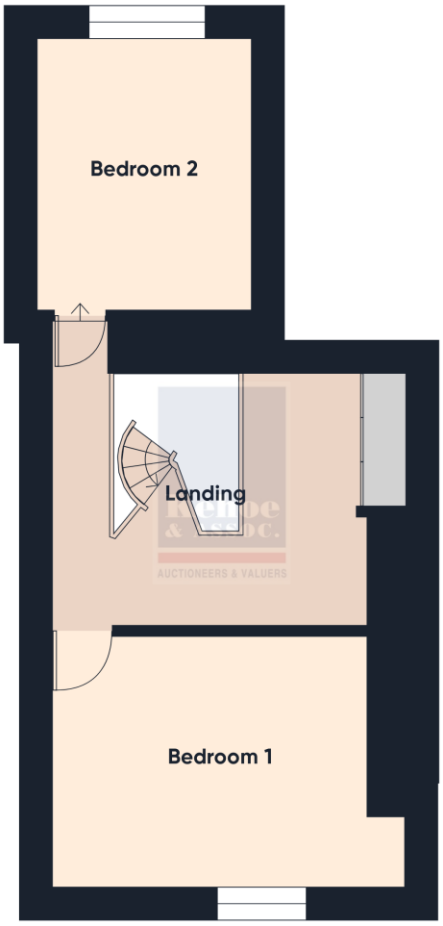
- Mains electricity
- Mains water
- Mains drainage
- Electric heating

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

DIRECTIONS: **Eircode Y35 N9X6**



Floor 0



Floor 1

Building Energy Rating (BER): E2 BER No. 118894039
Energy Performance Indicator: 353.45 kWh/m²/yr

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

Selling Agent: Bernie Farrell
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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