

# FOR SALE

AMV: €415,000

File No. E370.BF



## 3 Mary Street, Wexford

- Substantial four- storey townhouse dating from the 1800's
- Prime town centre location on Mary Street in the heart of Wexford Town
- Extending to approximately 240 sq.m. ( 2,583 sq.ft) over four floors
- Enclosed garden to the rear
- Excellent potential for a variety of uses, subject to planning permission.
- To arrange a suitable viewing appointment, contact the sole selling agents Kehoe & Assoc. on 053-9144393.



**Kehoe  
& ASSOC.**

## 3 Mary Street, Wexford

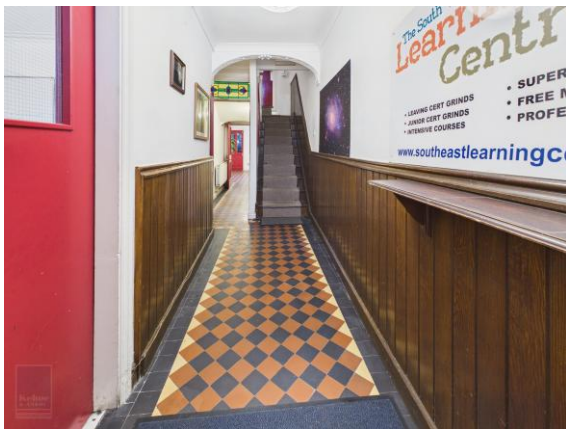
**Description:** Substantial four-storey townhouse superbly located on Mary Street in the heart of Wexford Town. Only a short stroll from Wexford's vibrant Main Street with a host of excellent amenities on offer including shops, boutiques, pubs and restaurants. Cultural amenities including The National Opera House, Wexford Arts Centre, Wexford Library and the town's fabulous Waterfront Promenade are literally on your doorstep.

This attractive period building, dating from the 1800's, began life as a private home before operating as a hostel for a number of years. The current owner acquired the property in 2014 and established the South East Study Hub, which has successfully traded from this premises since.

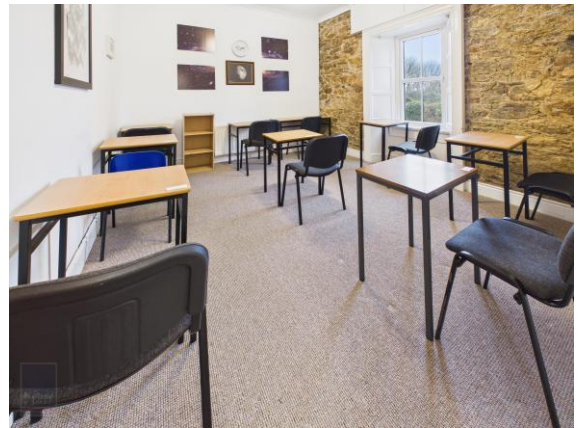
The property is ideally suited to the continuation of a similar educational enterprise but would lend itself to office use or consultation/ treatment rooms, subject to any necessary permissions.

Presented in good condition throughout, the building retains many of its original features and benefits from double glazed hardwood sash windows complete with shutters and oil fired central heating.

3 Mary Street offers a rare opportunity to acquire a characterful townhouse with an enclosed garden in the centre of Wexford Town, combining period charm with exceptional convenience.







## ACCOMMODATION

### ***Ground Floor***

|                    |               |  |
|--------------------|---------------|--|
| Entrance Hallway   | 4.63m x 1.44m | With wainscotting, tiled floor and stairs to first floor.  |
| Room 1             | 4.76m x 3.98m | With ceiling coving and centrepiece.   |
| Inner Hallway      | 3.27m x 0.93m | With tiled floor and understairs storage press.  |
| Reception / Office | 4.03m x 3.57m |  |
| Rear Lobby         | 4.04m x 2.58m | With tiled floor.  |
| Kitchen            | 7.37m x 2.53m | With part laminate and part timber flooring, timber panelled walls, fitted kitchen, two hobs, oven, dishwasher, double bowl sink, stainless steel worktops, two extractors, wall tiling and door to outside. |

### ***First Floor Return***

|               |               |  |
|---------------|---------------|--|
| Landing       |               | Hotpress with dual immersion.                          |
| Shower Room 1 | 1.78m x 1.46m | With tiled shower stall, w.c., w.h.b. and tiled floor. |
| Shower Room 2 | 2.54m x 1.76m | Fully tiled with shower stall, w.c. and w.h.b.         |

### ***First Floor***

|        |               |  |
|--------|---------------|--|
| Room 2 | 6.36m x 4.04m | With ceiling coving.                   |
| Room 3 | 4.08m x 3.64m | With exposed natural stone and coving. |

### ***Second Floor***

|        |               |                      |
|--------|---------------|----------------------|
| Room 4 | 6.33m x 4.08m | With ceiling coving. |
| Room 5 | 4.13m x 3.56m | With ceiling coving. |

### ***Third Floor***

|                |               |  |
|----------------|---------------|--|
| Room 6         | 4.14m x 3.20m |  |
| Storage Room   | 4.20m x 2.74m | With exposed stonework and laminate floor                      |
| Storage Room 2 | 3.38m x 3.12m | With exposed brick and natural stone walls and laminate floor. |
| Shower Room    | 2.53m x 1.19m | With tiled shower stall, w.h.b., w.c. and tiled floor.         |

**Total Floor Area: c. 240 sq. m. ( c. 2,583 sq. ft.)**



## Features

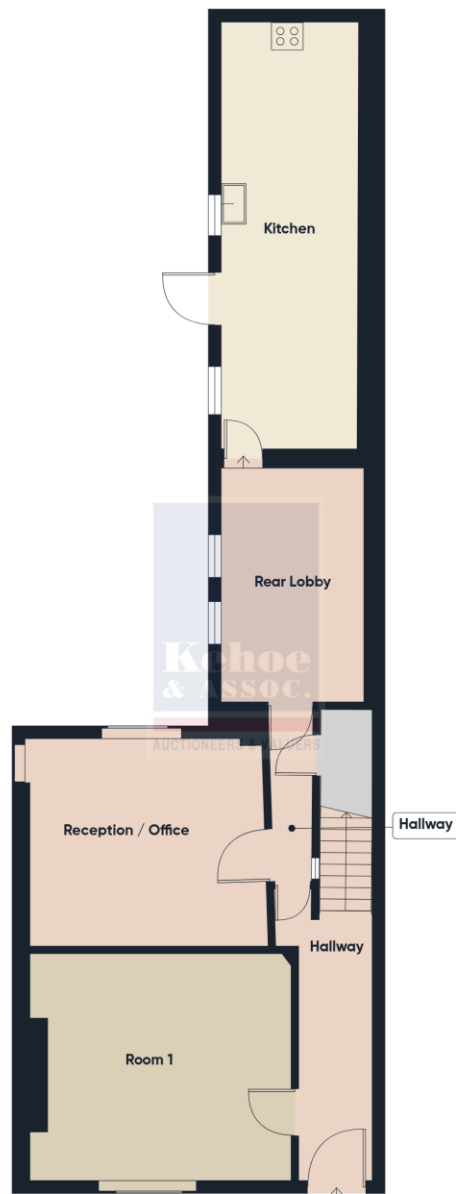
- Substantial four-storey townhouse
- Superbly located
- Enclosed rear garden
- Extensive accommodation

## Services

- Mains water
- Mains electricity
- Mains drainage

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

**DIRECTIONS:** Eircode Y35HC99



Floor 0

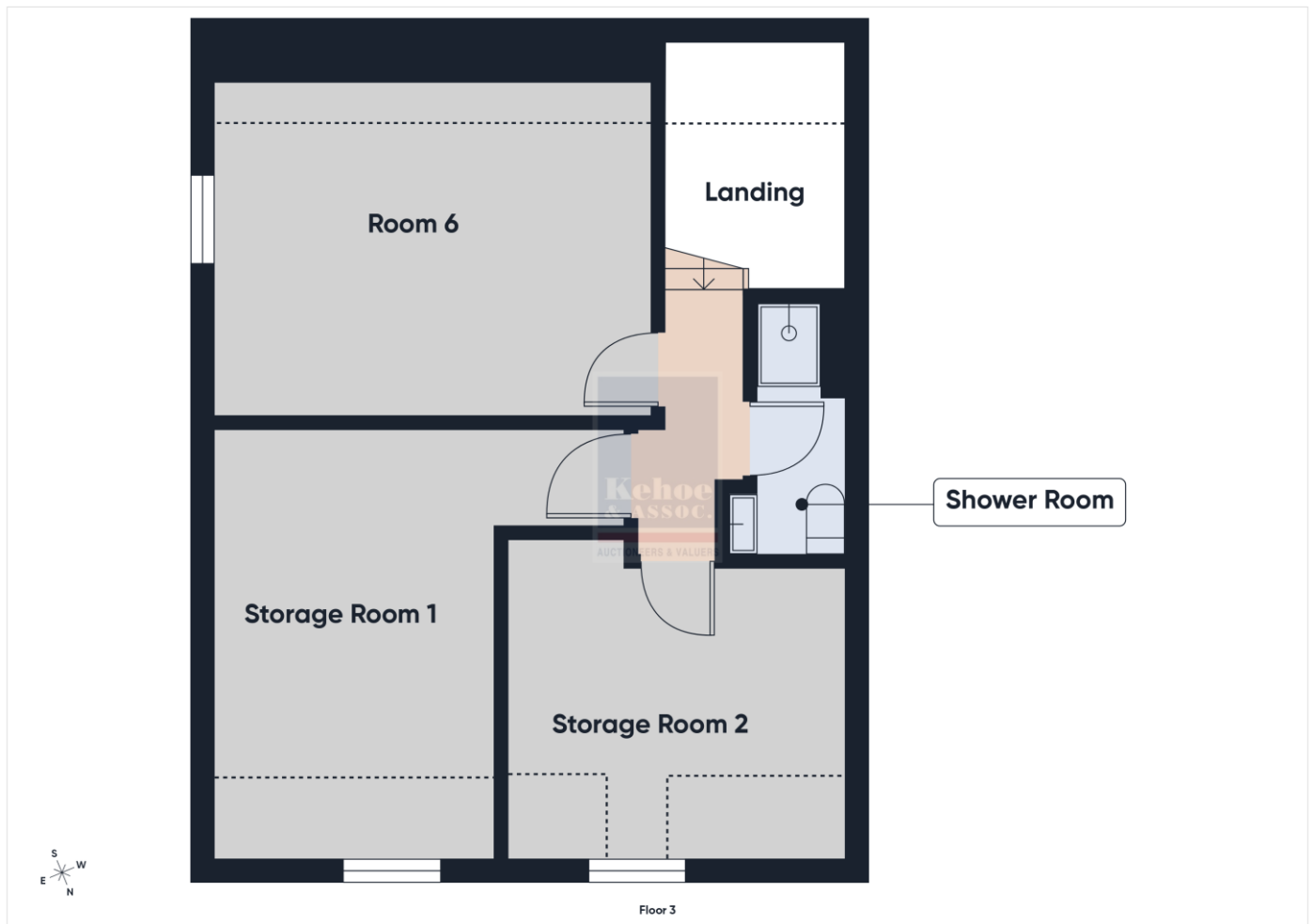


Floor 1



Floor 2





**Building Energy Rating (BER): D2**

**BER No. 105935720**

**Energy Performance Indicator: 291.15 kWh/m<sup>2</sup>/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