

FOR SALE

AMV: €250,000 (Fully Furnished)

File No. d385.BK



3 Upper William Street, Wexford

- Excellent 3-bedroom semi-detached property with well proportioned accommodation extending to c. 83 sq.m. / 893 sq.ft.
- Most conveniently located within walking distance to all town amenities and steps away from the planned 'Trinity Wharf' development.
- Off street parking, low maintenance external areas and an adjoining garage with the potential to convert into an extra bedroom / home gym / home office.
- Fantastic potential as a holiday retreat, investment property or indeed a permanent residence.
- Accommodation comprises; entrance hallway, sitting room, dining room, kitchen, guest wc, sunroom, three bedrooms and a family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393

3 Upper William Street, Wexford

Description: Kehoe & Associates are delighted to introduce this wonderfully presented 3-bedroom semi-detached property to market. Ideally located on William Street, this property is within walking distance to all of Wexford town's amenities including The Faythe National School, main street retail, Wexford Quay's waterfront, Wexford bus station and O'Hanrahan train station. The new €110 million 'Trinity Wharf' development will conveniently be steps away, which will comprise of modern office spaces, hotel accommodation, restaurants and retail units, an events building, residential apartments, a multi-storey car park and a 64 berth marina with a boardwalk, linking Trinity Wharf to Paul Quay. The 'Faythe Heritage Trail', beginning behind the adjacent Londis supermarket, is on your doorstep consisting of a 2.6km natural parkland walking trail with stunning views overlooking Wexford Harbour, The Raven Point and Rosslare Strand. Local bus routes operate daily from the 'Four Seasons' laundrette bus stop directly across the road. There is also a daily bus to Kilmore Quay from this stop.

Internally, the entrance hallway is bright, spacious and welcoming. A cosy sitting room features a solid fuel stove and a large westerly facing window. At the rear of the property, an extensive dining area leads into the kitchen with a homely sunroom adjacent. This comforting space is perfect for enjoying a coffee while catching the morning sun. The ground floor also incorporates a guest wc. Adjoining the ground floor is an external garage extending to c. 17 sq.m. / 183 sq.ft. This area has the potential to be converted into a 4th bedroom / home gym / home office. Upstairs you will find 3 well proportioned double bedrooms and a family bathroom. The accommodation extends to c. 83 sq.m. / 893 sq.ft. Externally, the property is very low maintenance with off street parking at the front. There is an enclosed seating area at the rear of the property with access to the garage from the front and back.

This property would make a great starter home, holiday getaway or investment property alike. Viewing comes highly recommended. For further details and appointment to view contact Wexford Auctioneers Kehoe & Assoc. 053 9144393

The Rocks Walking Trail



Wexford Quay





ACCOMMODATION

Entrance Hallway	4.46m x 1.68m	With tiled floor, storage space and coat rack and staircase to first floor.
Sitting Room	3.81m x 3.07m	With laminate floor and solid fuel stove.
Guest w.c.	1.42m x 1.20m	With w.c., w.h.b. and small shelving units.
Dining room	5.25m x 3.34m (max)	With laminate floor, hotpress, linen storage, and understairs storage closet.
Kitchen	2.79m x 2.48m	With floor and eye level units, stainless steel sink, washing machine, dishwasher, electric oven, hob, extractor fan and door to:
Sunroom	3.08m x 1.65m	With lino flooring and door to backyard.
Garage	5.78m x 3.01m	With roller doors, concrete floor and electricity supply.
First Floor		
Landing Area	2.67m x 1.13m	With carpet floor and attic access.
Bedroom 3	2.65m x 2.57m (max)	With laminate floor.
Master Bedroom	3.82m x 3.07m	With laminate floor.
Bedroom 2	3.08m x 3.00m (max)	With laminate floor.
Family Bathroom	2.54m x 1.47m	Fully tiled, w.c., w.h.b., vanity unit and Triton T80Z electric shower.

Total Floor Area: c. 83 sq.m. / c. 893 sq.ft.





Features

- Property in turnkey condition
- 3-bedroom property extending to c. 83 sq.m. / 893 sq.ft.
- Walking distance to all town amenities
- Airbnb and long term rental potential
- Potential to convert garage

Outside

- Off street parking
- Low maintenance external areas
- Enclosed rear seating area
- Concrete entrance driveway
- Garage with roller door

Services

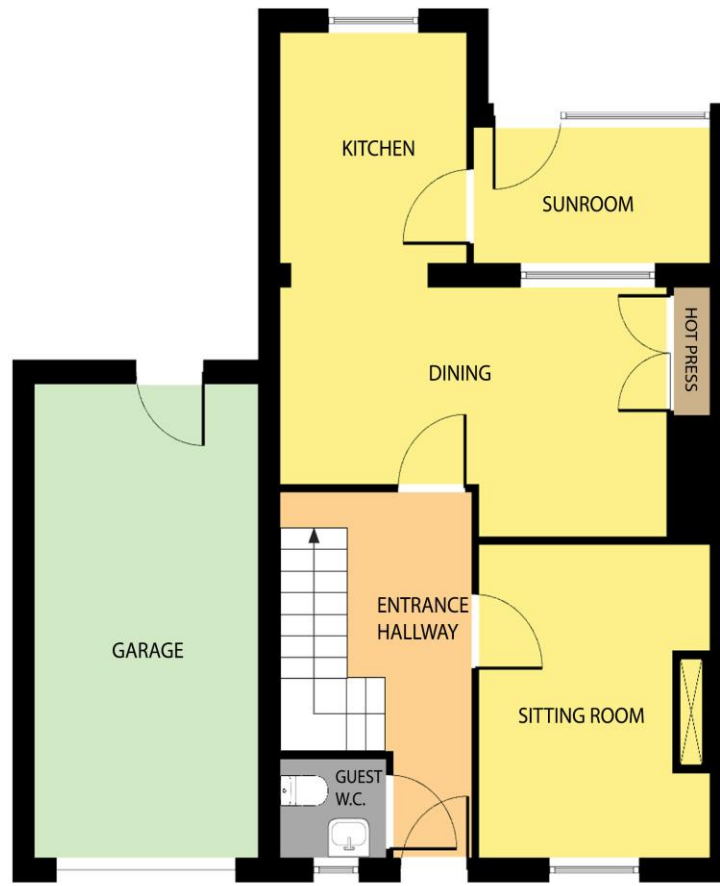
- Mains water
- Mains drainage
- Oil fired central heating
- High speed broadband available

NOTE: There are tenants in situ until January 2025. Investment purchasers have the option to lease the property to the current tenants immediately.

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

DIRECTIONS: From Wexford Bridge proceed south along 'The Quay' onto Trinity Street, passing the Talbot Hotel on your right hand side. Continue straight onto William street. The property is 500m after the Maxol service station on your left hand side ('For Sale' board). **Eircode: Y35 R2R4**

GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

Building Energy Rating (BER): D2 BER No. 101545115
Energy Performance Indicator: 277.83 kWh/m²/yr

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

Selling Agent: Bobby Kehoe
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