

FOR SALE

AMV: €215,000

File No. d303.BF



84 Wolfe Tone Villas, Wexford

- Conveniently located at the end of Whitemill Road close to the junction with St Aidan's Crescent and adjacent to St. Aidan's Shopping Centre. This is a much sought after, mature residential area within easy reach of SETU, schools, retail parks, industrial estates, shops, church and all town centre amenities.
- The property has been recently modernised and upgraded, re-wired, re-plumbed, double glazed uPVC windows, wall and attic insulation has been upgraded, condensing oil fired boiler and solid fuel stove.
- Private drive offering off-street parking to the front, sizeable garden to the rear with low maintenance finish and lovely sunny aspect perfect for outdoor dining. Garden shed/workshop 3.43m x 1.37m
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



**Kehoe
& ASSOC.**

84 Wolfe Tone Villas, Wexford

Description:No. 84 Wolfe Tone Villas is conveniently located at the end of Whitemill Road close to the junction with St Aidan's Crescent and adjacent to St. Aidan's Shopping Centre. This is a much sought after, mature residential area within easy reach of SETU, schools, industrial/retail parks, shops, church and all town centre amenities. The property has been recently modernised and upgraded, re-wired, re-plumbed, double glazed uPVC windows, wall and attic insulation has been upgraded, condensing oil fired boiler and solid fuel stove. Completely re-decorated in a fashionable neutral pallet and finished with modern fitted kitchen, contemporary bathroom and presented to the market in pristine condition and ready for immediate occupation.

There is a sizeable garden to the rear with low maintenance finish and lovely sunny aspect perfect for outdoor dining. Garden shed/workshop 3.43m x 1.37m. Private drive offering off-street parking to the front. This property would make an ideal starter home, also perfect for anyone wishing to downsize and enjoy the convenience of in-town living, it would make an excellent investment property. To arrange an early viewing appointment for this property contact Wexford Auctioneers Kehoe & Associates on 053 9144393





ACCOMMODATION

Entrance Hallway	2.46m x 1.03m	With laminate floor.
Office/ Bedroom 3	3.19m x 2.38m	With laminate floor and storage press.
Sitting Room	4.20m x 3.35m	With solid fuels stove, laminate floor, understairs storage press and open plan to:
Kitchen	5.55m x 3.70m(max)	With excellent range of built-in units, granite worktop, integrated hob, extractor, dishwasher, oven, breakfast bar and tiled floor.
Utility Room	1.80m x 1.76m	With built-in storage press, worktop, plumbing for washing machine, tiled floor and door to outside.
Toilet	1.49m x 1.12m	With vanity w.h.b., w.c., tiled floor and heated towel rail.
Inner lobby	2.04m x 1.48m	With stairs to first floor.
<i>First Floor</i>		
Shower Room	2.34m x 1.31m(max)	With tiled shower stall, w.c., vanity w.h.b. and tiled floor.
Bedroom 1	3.39m x 2.92m	With built-in wardrobe.
Bedroom 2	2.90m x 2.38	With built-in wardrobe.

Total Floor Area: c. 82 sq.m. (c. 882.64 sq.ft.)





Features

- Mature residential location
- Close to shops, schools and all amenities
- Modernised and upgraded
- Pristine condition

Outside

- Off-street parking
- Enclosed rear garden with sunny aspect
- Low maintenance finish
- Workshop/Garden shed

Services

- Mains water
- Mains electricity
- Mains drainage
- OFCH

NOTE: All carpets, curtains, blinds, light fittings, hob, extractor, oven, dishwasher, fridge freezer, washing machine, tumble dryer and most furniture are included in the sale. All pictures, ornaments, personal items, single chair in the sitting room, two barstools in the kitchen and chair in the master bedroom are expressly excluded from the sale.

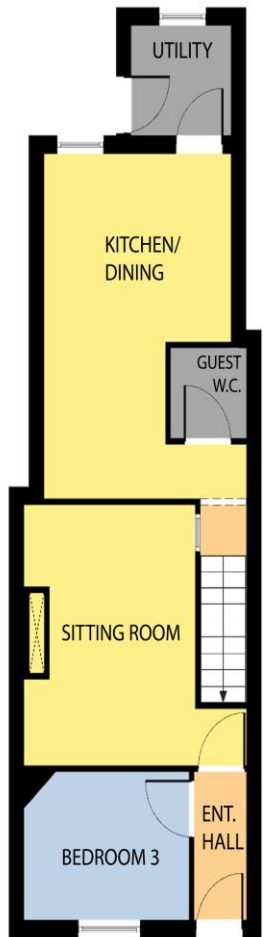
VIEWING: Strictly by prior appointment with the sole selling agents only.

DIRECTIONS: Pass Pettitts Supervalu St. Aidan's on your right, take the next right (Trax Music Store on the corner) and No. 84 is on the right-hand side. For Sale Sign. **Eircode:** Y35 R2P4



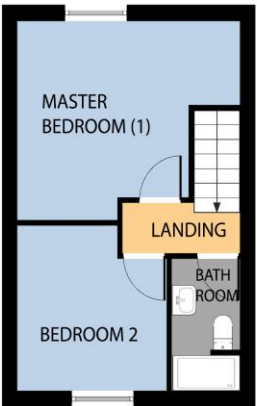


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows,

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): C1 BER No. 113211502
Energy Performance Indicator: 170.45 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