

# FOR SALE

AMV: €230,000

File No.D967 .CWM



## 88 Upper John Street, Wexford Y35 H7W0

- Situated in Wexford town within easy walking distance to Wexford Main Street and a host of amenities.
- Built in 1899 this charming traditional two-bedroom town house extends to c. 73 sq.m. Presented in excellent condition and refurbished in 2022.
- A superb south facing private garden with artificial grass, a private sun deck and storage shed.
- The accommodation comprises of an entrance hall, sitting room, bathroom, kitchen / dining room. Upstairs two bedrooms both doubles with hot-press.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe  
& ASSOC.**

## 88 Upper John Street, Wexford Y35 H7WO

This traditional charming 2 bedroomed mid-terraced kerbside residence is conveniently located in this mature and sought-after residential area of Wexford Town. Conveniently located on Upper John Street in Wexford's town centre, it is within easy walking distance of Wexford's Main Street & local amenities including primary & secondary schools, Wexford General Hospital, churches, shops, restaurants, hotels, pubs etc.

88 Upper John Street was refurbished in 2022 to include new triple glazed windows and new front door, new flooring, and new appliances. The garden is a private sanctuary with the perfect south westerly aspect. Updated to include new sun decking and artificial grass creating an easy to maintain property.

The accommodation comprises of an entrance hall, sitting room which features a solid fuel stove running a back boiler serving all the radiators throughout the house, new bathroom with new tiles and panelling, a refurbished kitchen / dining room with new appliances, new worktop and new sink. Upstairs there are two bedrooms both doubles with new flooring.

The property would make an excellent starter home or an ideal investment opportunity and benefits from a large enclosed rear garden.

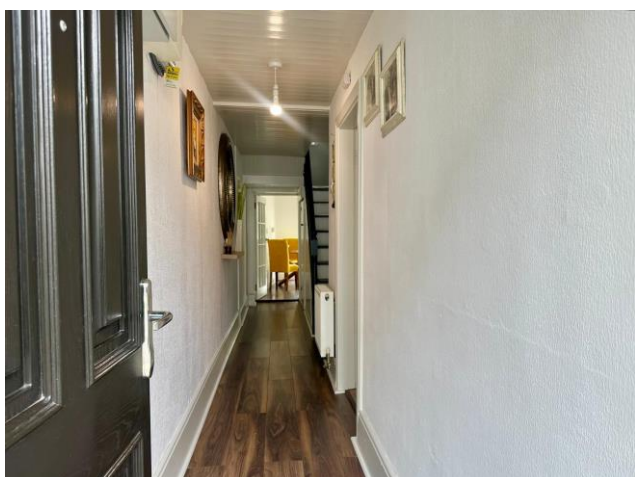
Viewing is highly recommended by Wexford Auctioneers; Kehoe & Assoc. 053-91443393.





## ACCOMMODATION

Entrance Hall	6.22m (max) x 1.50m (max)	Timber laminate flooring, electric fuse board with pre-pay power. Under stairs storage cupboards.
Sitting Room	3.57m x 2.83m	Tiber laminate flooring throughout feature a solid fuel stove with back boiler, timber mantel piece, alcove, open shelves, electric points, Siro broadband, splayed window with triple glazing, overlooking side street.
<i>Glass door leading to:</i> Kitchen/Dining Room	4.10m x 2.93m	Timber laminate flooring, fully fitted kitchen with floor and eye level cabinets, completely refurbished in 2022 with ample worktop space, tiled splashback, stainless steel sink and drainer, large window overlooking south westerly facing gardens, Zanussi free standing oven with extractor fan overhead, under counter Belling fridge and Candy washing machine/dryer.
<i>Door leading to:</i> Pantry Storage Space	2.86m x 1.15m	Lino flooring, open shelves with ample storage space, hanging rails, electric points and Thor free standing freezer. Glass door leading to south westerly facing rear gardens with free standing garden shed and separate storage block built shed. Steps elevated to artificial grass lawn area and private decking.
Bathroom	2.44m x 2.05m	Lino flooring, floor to ceiling tile surround, bath with a Triton T80 electric shower overhead, w.h.b, w. and wall mounted cabinetry.
Timber staircase partially carpeted to:		





## **ACCOMMODATION**

### ***First Floor***

Half Landing

Large window overlooking flat roof and south westerly facing garden

*Two further steps leading to:*

Landing Area                      2.40m x 1.52m

Carpeted flooring, hatch to attic overhead.

Master Bedroom                    4.01m x 3.60m

Carpeted flooring throughout, two large tripe glazed windows overlooking street side. Built in wardrobes with hot-press, open shelves and rails.

Bedroom 2                            3.27m x 2.47m

Carpeted flooring, open shelves and rails, window overlooking flat roof and rear garden.

**Total Floor Area: c. 73 sq.m / 786 sq.ft**





## Features

- Built in 1899
- Two Double Bedrooms, 1 Bathroom
- Extending to c. 73 sq.m.
- Fully refurbished in 2022
- Walking distance to Wexford Main Street

## Outside

- South Westerly facing garden
- Private sun deck
- Garden Shed
- Artificial grass
- On street parking
- New Triple Glazed Windows installed in 2022
- New Front door installed in 2022

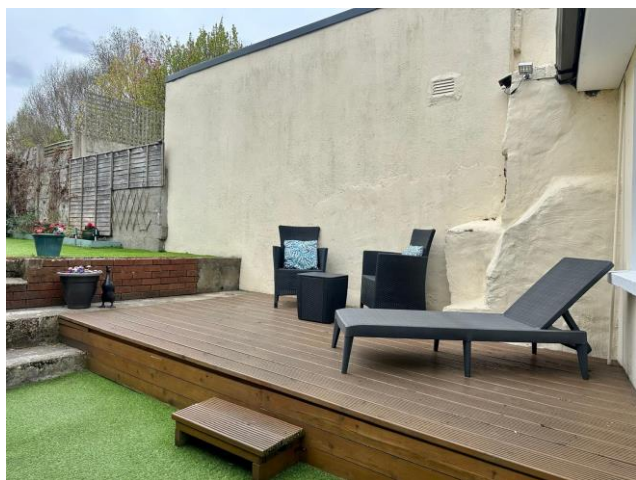
## Services

- Mains water
- Mains drainage
- Solid fuel with back boiler
- Siri Broadband

**Please Note:** All the appliances are included in the sale and installed in 2022. Furniture in the property is negotiable.

**Viewing:** Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

**Directions:** Eircode: Y35 H7W0







**Building Energy Rating (BER): E1    BER No. 112784103**  
**Energy Performance Indicator: 304.98 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**

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