

FOR SALE

AMV: €210,000

File No. D868.BF



90 Upper John Street, Wexford

- Spacious 3 bedroomed kerbside town house with south facing rear garden.
- Superb location within walking distance of all town centre amenities including the National Opera House, Wexford Arts Centre, Library, an excellent choice of shops, boutiques, pubs/hotels/restaurants and the fabulous Waterfront Promenade.
- The property is a traditional kerbside townhouse that has been extended to the rear providing a spacious kitchen, rear lobby and shower room. Recently decorated and upgraded with the installation of new kitchen units, fully tiled shower room and electric heating.
- This property would suit anyone seeking a low maintenance town centre home, it would also have much to offer anyone looking for a weekend retreat or investment property.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393

90 Upper John Street, Wexford Y35F5A0

Spacious 3 bedroomed traditional kerbside town house situated in the heart of Wexford Town. Superb location within walking distance of all town centre amenities including the National Opera House, Wexford Arts Centre, Library, an excellent choice of shops, boutiques, pubs/hotels/restaurants and the fabulous Waterfront Promenade.

The property has been recently decorated and upgraded with the installation of new kitchen units, fully tiled shower room and electric heating. The property is presented to the market in excellent condition throughout and ready for immediate occupation. The accommodation briefly comprises entrance hallway, spacious living room, kitchen, rear lobby and shower room at ground floor level with 3 bedrooms at first floor level.

Private rear garden with fabulous southerly aspect, paved patio area, attractive planter beds, exposed natural stone boundary wall and garden shed. Early viewing of this kerbside townhouse comes highly recommended contact Wexford Auctioneers Kehoe & Assoc. 053-9144393.



ACCOMMODATION

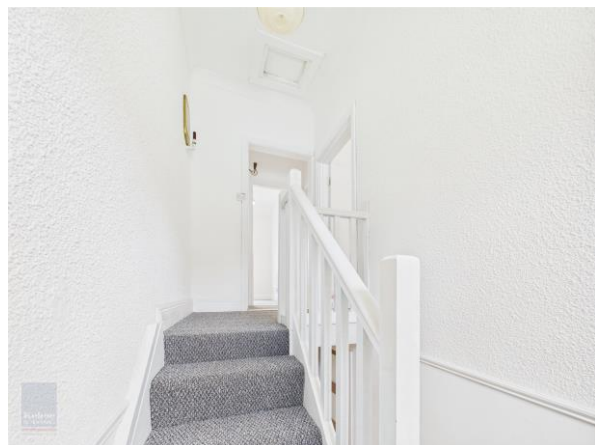
Entrance Hall	5.89m x 1.49m	Laminate floor and understairs storage press.
Living Room	6.97m x 2.94m	Cut-stone open fireplace and door to;
Kitchen	3.22m x 3.74m	New built in floor and eye level units, hob, oven, extractor, fridge freezer, plumbing for washing machine, part tiled wall and tiled floor.
Rear Lobby	1.40m x 1.02m	Tiled floor and door to outside. Hotpress with dual immersion.
Shower Room	2.06m x 1.88m	Fully tiled, shower stall with electric shower, w.c and w.h.b.

Timber staircase to:

First Floor

Bedroom 1	3.24m x 2.60m	Built in storage press.
Bedroom 2	3.64m x 2.19m	
Bedroom 3	2.61m x 1.66m	

Total Floor Area: c. 58.24 sq.m. (c. 626 sq.ft.)



Features

- Traditional kerbside townhouse
- Presented in excellent condition
- Superb location, se to the town centre
- Walking distance to all amenities

Outside

- South facing rear garden
- Paved patio area
- Attractive planter beds
- Garden shed

Services

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

NOTE: The sale is inclusive of all carpets, light fittings, hob, extractor, oven and fridge freezer in the residence.

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

DIRECTIONS: Eircode Y35F5A0





Building Energy Rating (BER): G BER No. 117995068
Energy Performance Indicator: 494.92 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