

Price €195,000.00

Three Bedroom Three Storey

Bernadette Denby
AUCTIONEER VALUER & ESTATE AGENT



54 High Street Wexford Y35 V9D9

This three storey three bedroom townhouse is located in a well-known and established area of Wexford Town.

High Street is the address of our National Opera house where each year thousands of tourists come to our town to enjoy Wexford's Festival Opera.



No 54 is located just 50 metres away and a 1 minute walk from Wexford's main shopping thoroughfare and all the necessary amenities, shops, boutiques, restaurants, chemists, pubs, hotels, cinema, Wexford's Art Centre, Wexford Train Station and Wexford Bus Stop.

The property is habitable and presented in good condition but does require some modernisation and upgrades.



To the rear is a small enclosed yard and a residence permit would be required for on street parking.

This property would make an ideal starter or investment property and is ready for immediate occupation.

PSRA: 003908

Kilmisten Castlebridge Co. Wexford Y35CH52
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Entrance Hall

5.58m (18'4") x 1.14m (3'9") With ceramic tiled floor, stairs to 1st floor and doors to:-

Downstairs WC

1.45m (4'9") x 0.95m (3'1") With ceramic tiled floor, w.c, & w.h.b.



Sitting /Dining

5.41m (17'9") x 2.38m (7'10") Open plan sitting and dining area with semi solid timber flooring, open fireplace with back boiler and brick surround, french doors to:-

Kitchen

2.53m (8'4") x 1.77m (5'10") With ceramic tiled floor, eye and waist level fitted units, stainless steel sink, splashback wall tiles, electric cooker, extractor, fridge and washing machine. Door to rear enclosed yard.



1st Floor Landing

2.4m (7'10") x 1.82m (6'0") Carpet on stairs to 1st floor landing with doors to:-



Bathroom

2.63m (8'8") x 2.37m (7'9") Bath with Triton T80 electric shower, shower screen, w.h.b. and w.c., part tiled walls and lino to floor.

Bedroom 1

4.41m (14'6") x 2.97m (9'9") To the front of the house with carpet to floor and w.h.b.



2nd Floor Landing

2.4m (7'10") x 1.8m (5'11") With doors to:-



Bedroom 2

2.65m (8'8") x 2.34m (7'8") To rear of house with solid wood timber flooring.



Bedroom 3

4.5m (14'9") x 3m (9'10") To front of house with carpet to floor and w.h.b. elevated views towards Wexford Harbour.



Rear Yard

2.06m (6'9") x 1.47m (4'10") Enclosed rear yard with oil tank

Services

Mains ESB, water, sewerage, oil fired central heating, double glazed windows and doors.

Features

- Three storey three bedroom townhouse
- Oil fired central heating
- Spacious living accommodation
- 1 minute walk from Wexford's main shopping thoroughfare
- Adjacent to Wexford's National Opera House

BER No:

117843086

Viewings

Strictly by appointment, 24 hours' notice required for this property.

Note: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied upon as a statement or representation of fact. 2. The vendor does not make or give nor is Bernadette Denby Auctioneer Valuer & Estate Agent or her staff authorised to make or give any representation or warranty in respect of this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and contract of sale the latter shall prevail. We do not hold ourselves responsible for any expense incurred in inspecting this property should it not be suitable already let, sold or withdrawn from sale.