

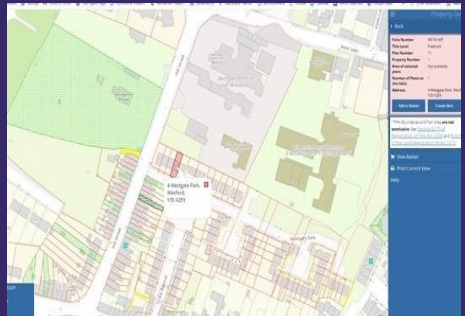
Price €165,000.00

Three Bedroom – Mid-Terrace

Bernadette Denby
AUCTIONEER VALUER & ESTATE AGENT



4 Westgate Park Wexford Y35 X2E9



This three bedroom mid-terrace property comes to the market in a well known and established development in Wexford Town.

Conveniently located 10 minutes walking distance of Wexford towns main shopping thoroughfare. Selskar college secondary school is just a two minute walk from the house and there are numerous other primary and secondary schools all easy walking distance of the property.

The property itself is in need of some upgrading and decoration but is an ideal investment/starter or retirement home.

There is off road parking for one car to the front of the house and to the rear is an enclosed rear garden with paved patio and Barna shed.

Accommodation comprises of entrance hall, sitting-room, kitchen/dining, downstairs w.c., stairs to 1st floor landing three bedrooms and family bathroom.



PSRA: 003908

Kilmisten Castlebridge Co. Wexford Y35CH52
& New Work Junction Clonard Wexford Y35 WR02
Tel: 0862 071 543 Email: info@bernadettedenby.com



Entrance Hall

4.36m (14'4") x 1.83m (6'0") Carpet to floor and stairs, doors to:-

Downstairs WC

1.35m (4'5") x 0.82m (2'8") With whb & w.c., lino to floor

Sitting room

4.26m (14'0") x 3.52m (11'7") Open fireplace with back boiler and tiled surround, laminate timber flooring, double doors to:-



Kitchen/Dining

5.48m (18'0") x 3.17m (10'5") Eye and waist level fitted presses with fridge, washing machine, electric cooker, stainless steel sink, splashback wall tiles, lino on kitchen area and laminate flooring in dining. Patio doors to enclosed rear yard.



Landing

2.49m (8'2") x 2.09m (6'10") Carpet on landing with door to hot press, access to attic and doors to:-

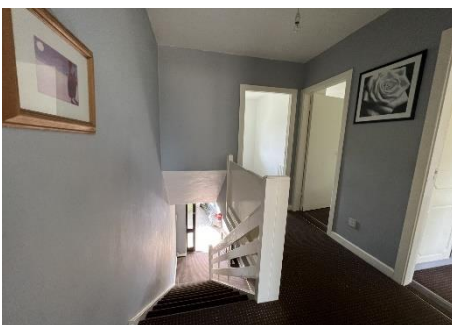


Bathroom

2.33m (7'8") x 2.08m (6'10") Bath with shower screen with Triton electric power shower, w.h.b. & w.c., lino to floor and part tiled walls

Bedroom 1

3.3m (10'10") x 3.29m (10'10") To the rear of the house with carpet to floor and floor to ceiling fitted wardrobes



Bedroom 2

3.57m (11'9") x 3.18m (10'5") To the front of house with two windows, carpet to the floor and floor to ceiling fitted wardrobes.



Bedroom 3

2.57m (8'5") x 2.38m (7'10") To the front of the house with carpet to the floor

Services

Mains esb, water, sewerage, fireplace with back boiler, oil fired central heating, double glazed teak windows



Features

- Convenient location walking distance of all amenities
- Three bedroom mid-terrace
- Teak double glazed windows and doors
- Oil fired central heating
- In need of upgrading and decoration



Directions

Westgate park is located just off Hill Street in Wexford town. Coming from Wexford train station heading up past Dunnes Stores and up past Westgate stay left, and left at the roundabout, continue 300 yards up hill street and take road to left and house is the 4th on left hand side.



BER No: 103707931

Viewings: Strictly by appointment



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.