

Price €185,000.00

4 Bedrooms - Town House

Bernadette Denby
AUCTIONEER VALUER & ESTATE AGENT



BER EXEMPT

40 High Street Wexford Y35 X4K6

SUPERB LOCATION FOR RENOVATION & REJUVENATION

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

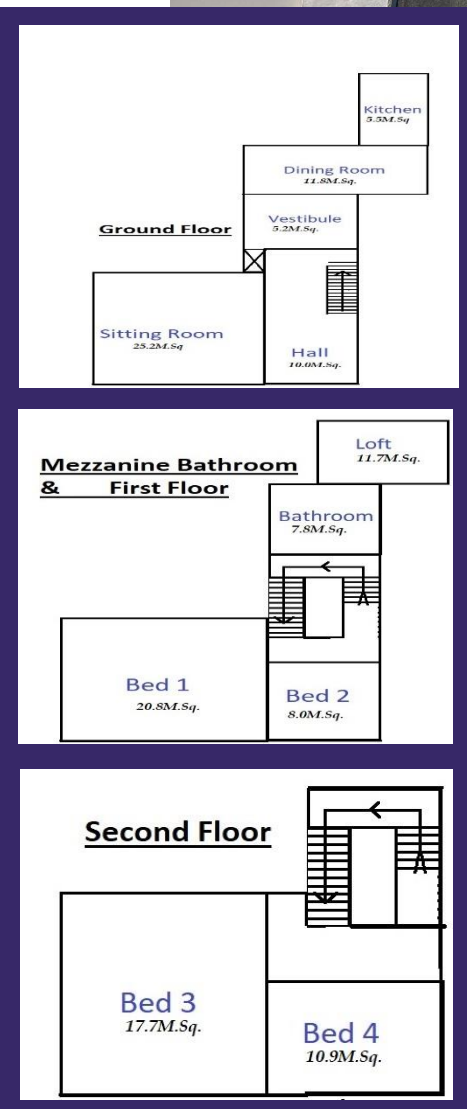
High Street is the address of our National Opera house where each year thousands of tourists come to our town to enjoy Wexford's world renowned Festival Opera.

No 40 is located just 50 metres away and a 1 minute walk from Wexford's main shopping thoroughfare and all the amenities anyone could need such as shops, boutiques, restaurants, chemists, pubs, hotels, cinema, Wexford's Art Centre, Wexford Train Station and Bus Stop and much more.

The sunny south east has an abundance of ways to spend your leisure time, beautiful beaches, golf courses, beach and sea fishing, tennis, hiking trails, to name just a few.

This property will require major renovation.

Details available on request



PSRA: 003908

Kilmisten Castlebridge Co. Wexford Y35 CH52
Tel: 00353 86 2071543 Email: info@bernadettenby.com



If you are looking for a project then this house offers it in bucket fulls. The property has been vacant for a number of years and now requires renovation/demolition works to restore it to its former glory as a home that was loved and enjoyed over the generations.

With the long rear garden extending to the old town wall there is ample room to the rear to extend or develop the rear garden.

The only limitations here are imagination and budget.

The accommodation comprises of the following rooms:-

Entrance Hall

With stairs to 1st floor and doors to:-

Sitting room

With double windows to front, the ceiling is water damaged.

Vestibule

Located directly off hall

Dining Room

With door to:-

Kitchen Area

Accessed via dining room

1st Floor Landing

2m (6'7") x 2m (6'7") Stairs to 1st floor land with door to Bathroom which is a 1st floor extension

Bathroom

With bath w.h.b. & w.c,

Loft Storage Area

Accessed from the bathroom

Bedroom 1

To the front of the house

Bedroom 2

To front of house

2nd Floor Landing

2m (6'7") x 2m (6'7") With doors to:-

Bedroom 3

To front of house

Bedroom 4

To front of house

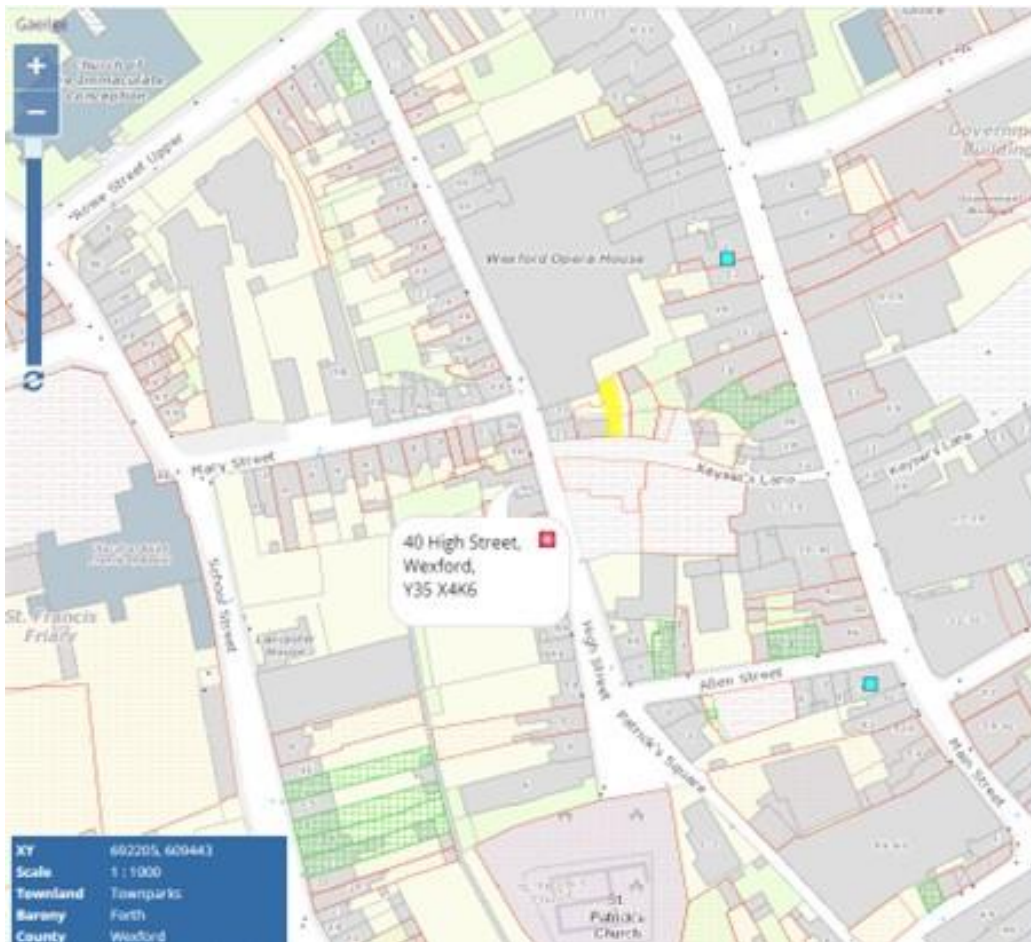
Features

- Superb town location
- 50 metres from National Opera House
- 1 Minute walk from Wexford`s main shopping thoroughfare
- Large rear garden with enormous potential
- Historic and well known street in Wexford

Viewings

Inspection of this property requires the services of an Architect/Engineer.

BER Exempt:- Dwelling not habitable



Land Registry Location Map

Note: The internal measurements of this property have been estimated and should not be relied on by any interested party. 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.

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