

Price €145,000.00

2 Bedroom - Terrace

Bernadette Denby
AUCTIONEER VALUER & ESTATE AGENT



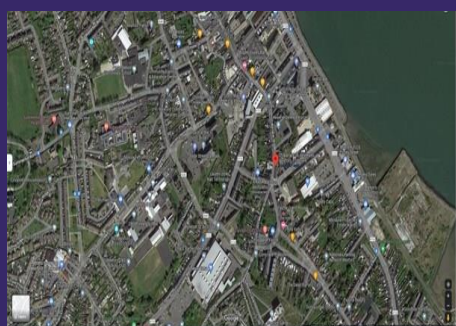
35 Barrack Street Wexford Y35 D5P6

This two bedroom mid-terrace town home comes to the market in need of upgrading and renovation.

Approximately 65 sq m (700 sq ft) the property is an ideal renovation project. The property currently has double glazed windows and doors and oil fired central and is located in a well known central location in Wexford town.

The property is located just a two minute stroll to Wexford's main shopping thoroughfare where you can avail of all necessary amenities, such as shops, restaurants, and cafes, and is in easy walking distance of both Primary and Secondary Schools.

Accommodation comprises of entrance hall, sitting room, kitchen/dining, bathroom, two bedrooms and converted attic room. There is a small enclosed rear yard.



PSRA: 003908

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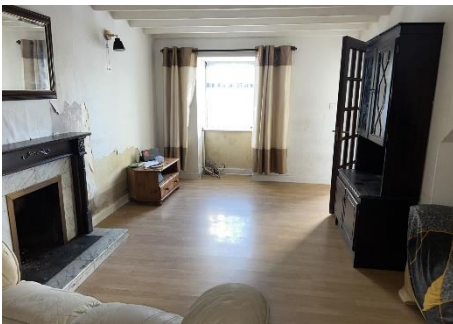


Entrance Hall

3.83m (12'7") x 0.85m (2'9") With carpet to stairs and door to:-

Sitting Room

4.68m (15'4") x 3.66m (12'0") To front of the house with laminate timber flooring, open fireplace with marble inset and hearth, timber surround. Door to:-



Kitchen/Dining

3.48m (11'5") x 2.6m (8'6") With eye and waist level fitted presses, stainless steel sink, plumbed for w/m, ceramic tiled floor, door to rear yard

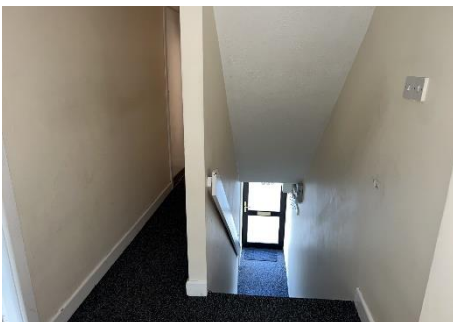


1st Floor Landing

Carpet on stairs to 1st floor landing

Bathroom

2.8m (9'2") x 1.52m (5'0") With bath, w.h.b. and w.c., part tiled walls



Bedroom 1

1.88m (6'2") x 1.86m (6'1") To rear of house with carpet to floor

Bedroom 2

4.2m (13'9") x 2.14m (7'0") To front of house with carpet to floor



Attic Room

2.77m (9'1") x 2.6m (8'6") With carpet to floor and dormer window to front and rear

Rear Yard

3.05m (10'0") x 3m (9'10") Enclosed rear yard 3.50 x 3.00 surrounded by stone wall.



Features

- Renovation & Upgrading Project
- Two minutes walk from Wexford's main street
- Easy walking distance to Primary & Secondary Schools
- Double glazed windows & doors
- Oil fired central heating
- Enclosed rear yard



Directions

Google eircode Y35 D5P6 for directions. For sale sign on the property.

BER No:

116827056



Services

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

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.

