

Price €195,000.00

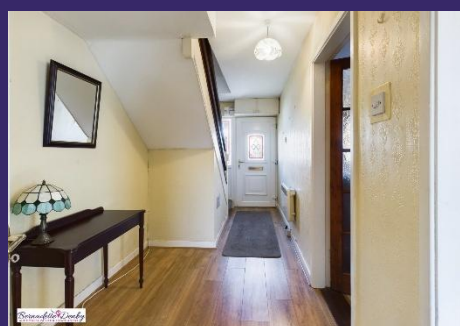
3 Bedrooms - End Terrace

Bernadette Denby
AUCTIONEER VALUER & ESTATE AGENT



BER E2

138 Liam Mellows Park Wexford Y35 VNK7



We are delighted to present this three-bedroom end-of-terrace home, located in a well-known and established residential development in Wexford town.

This property offers a fantastic opportunity for first-time buyers or those seeking a renovation project, as the house is presented in good condition but does require modernisation and upgrades to improve the energy efficiency.



Ideally located within walking distance of all essential amenities, including shops, supermarkets, pharmacies, primary and secondary schools, local community centre, and church, it's the perfect choice for family living.

The property is set on a corner plot, providing ample space for potential extension to the side or rear (subject to planning permission). With this added potential, the house presents an exciting opportunity to personalise and increase living space to suit your needs.



Whether you're looking for your first home or a project with great potential, this property offers a solid foundation and a fantastic location to make it your own.

Don't miss out on the chance to view this promising home contact us today to arrange a viewing!

PSRA: 003908

Kilmisten Castlebridge Co. Wexford Y35CH52
Tel: 0862 071 543 Email: info@bernadettedenby.com



Entrance Hall

5.3m (17'5") x 1.86m (6'1") With laminate timber flooring stairs to 1st floor and doors to:-

Living Room

4.07m (13'4") x 3.46m (11'4") With laminate timber flooring, TV point



Kitchen/Dining

3.63m (11'11") x 2.38m (7'10") To rear of house with eye and waist level fitted presses, stainless steel sink, plumbed for washing machine, electric cooker, extractor, fridge freezer, lino to floor and splashback floor tiles, door to rear yard.

Shower Room

1.84m (6'0") x 1.28m (4'2") Floor to ceiling ceramic tiles, walk-in shower with Triton T90z electric shower, w.h.b. & w.c., electric wall heater.



1st Floor Landing

1.51m (4'11") x 1.09m (3'7") Carpet on stairs to 1st floor landing, access to attic, doors to:-



Bedroom 1

4.41m (14'6") x 2.93m (9'7") To front of house with fitted wardrobe, carpet to floor and two windows to front.

Bedroom 2

3.5m (11'6") x 2.79m (9'2") To rear of house with hot press, carpet to floor.



Bedroom 3

2.72m (8'11") x 2.34m (7'8") To rear of house with carpet to floor.



Services

Mains esb, water, sewerage, double glazed windows and doors throughout.(There is no central heating in this property).

Features

- Double glazed windows & doors throughout
- Corner plot with room to extend (subject to planning)
- Well-known and established residential development
- Walking distance of all necessary amenities

BER No: 117892299



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.