

Price €165,000.00

4 Bedrooms – Corner House

Bernadette Denby
AUCTIONEER VALUER & ESTATE AGENT



34 High Street Wexford Y35 P2D2



This three storey four bedroom townhouse comes to the market requiring renovation, refurbishment and upgrading but with the fantastic benefit of a small parcel of land to the rear. Set in the heart of Wexford Town in a well-known and historic area of Wexford.



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 and No 34 is located on a corner plot fronting High Street directly across from the Opera House. Just a one minute walk will take you to 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 Bus Stop,



This is a project that requires professional advice on retrofitting and upgrading but has great potential to be developed sympathetic to its location. The property has been empty for a number of years and now requires repairs to roof where water has ingressed and has caused damage internally to a couple of bedroom ceilings.

Viewing is recommended accompanied by a professional to access the work and costs required to renovate and restore this property to its full potential internally and externally.

PSRA: 003908

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Tel: 00353 86 2071543 Email: info@bernadettedenby.com

Entrance Hall

6.13m (20'1") x 1.09m (3'7") With stairs to 1st floor and doors to:-



Living Room

4.8m (15'9") x 3.53m (11'7") To the front of the house with tiled flooring



Dining Room

3.64m (11'11") x 2.67m (8'9") To side of house with tiled floor and brick chimney breast window overlooking Mary Street.



Kitchen

4.64m (15'3") x 1.91m (6'3") Galley kitchen located in a rear extension with door to rear yard and garden



Half Landing

1.68m (5'6") x 0.94m (3'1") With steps to bathroom



Bathroom

2.98m (9'9") x 1.83m (6'0") With bath, w.h.b. and w.c.



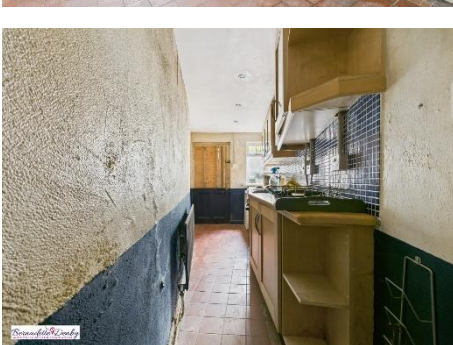
1st Floor Landing

1.83m (6'0") x 1.54m (5'1") With doors to:-



Bedroom 1

6.02m (19'9") x 3.62m (11'11") Lovely bright room to front of house with timber floor and two large windows.



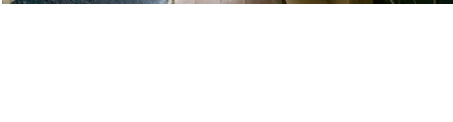
Bedroom 2

3.71m (12'2") x 2.75m (9'0") To the side of the house overlooking Mary Street. This room has water damage to ceiling and floor.



2nd Floor Landing

1.83m (6'0") x 1.52m (5'0") With staira access to attic room and doors to:-





Bedroom 3

5.84m (19'2") x 3.55m (11'8") Spacious room to the front of the house, timber flooring.

Bedroom 4

3.7m (12'2") x 2.74m (9'0") To side of house overlooking Mary Street, this room has water damage to ceiling, floor and around top of window.



Attic

4.99m (16'4") x 2.8m (9'2") Access to attic room via pull down staira, this room has two small roof windows.



BER No: 106768807

Services: Mains ESB, water, sewerage, oil fired central heating, double glazed windows, timber doors.

Viewings: Please contact Bernadette Denby

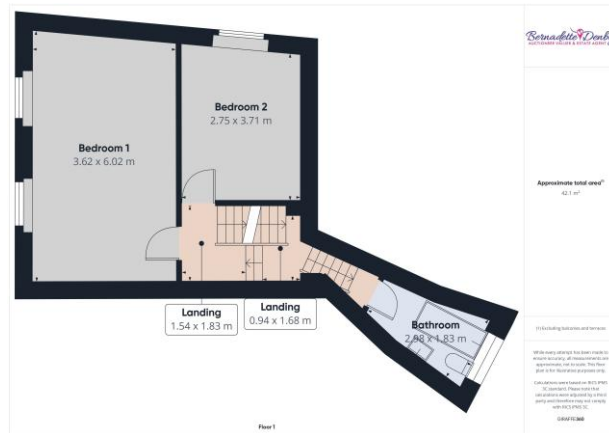
Mobile 086 2071543 or Email: info@bernadettedenby.com



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.



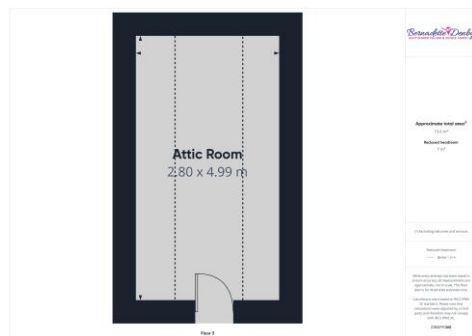
Ground Floor



1st Floor



2nd Floor



Attic