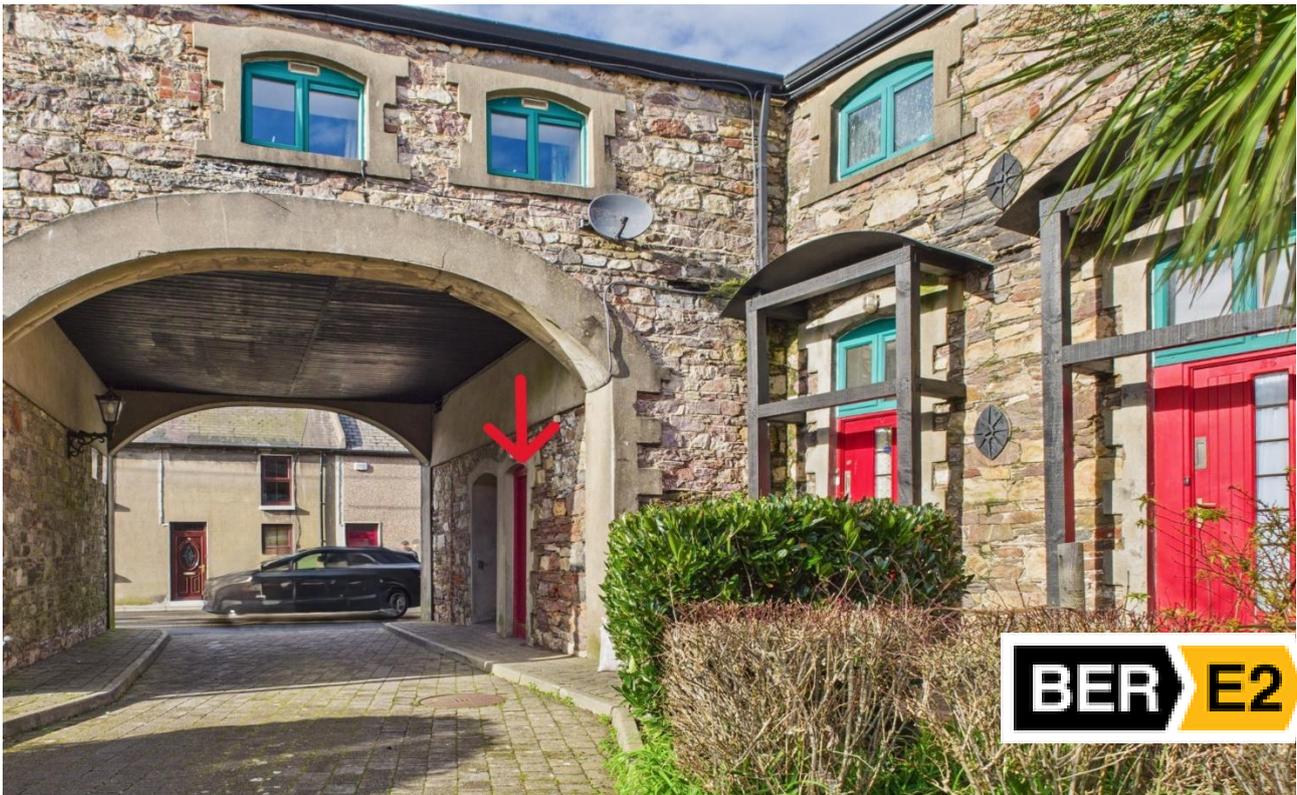


**Price €185,000.00**

**Two Bedroom 1<sup>st</sup> Floor Apartment**

**Bernadette Denby**  
AUCTIONEER VALUER & ESTATE AGENT

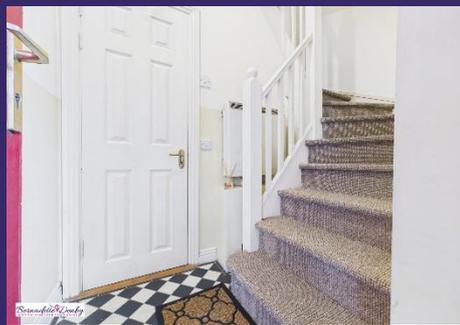


**27 The Pillar King Street Wexford Y35 HF9V**



**This two bedroom 1st floor apartment with own door access comes to the market ready for immediate use.**

**The property is being sold fully furnished and whether you are buying for your own use or for an investment it offers you the opportunity to get your money working straight away. The property is accessed via it's own door directly under the archway as you enter the pillar. Stairs to 1st floor opens to landing with doors to two bedrooms, bathroom and spacious open plan kitchen/dining/living area.**



**Ideally located adjacent to Tesco Superstore, walking distance of Wexford's main shopping thoroughfare, primary and secondary schools, and all necessary amenities.**

**This property does not come with a parking space.**

**Viewing is highly recommended to appreciate it's location and the potential this property offers to the new owner.**



PSRA: 003908

Contact Address Kilmisten Castlebridge Co Wexford Y35 CH52  
Email: [info@bernadettedenby.com](mailto:info@bernadettedenby.com) Tel: 00353 86 2071543



### **Entrance Hall**

1.15m (3'9") x 0.91m (3'0") Ceramic tiled floor with staircase leading to 1st Floor.

### **Storage Closet**

2.44m (8'0") x 0.73m (2'5") Located under the stairs in entry way this is ideal for storage of bicycle/hover/coats etc.



### **1st Floor Landing**

2.17m (7'1") x 1.83m (6'0") Carpet on stairs and 1st floor landing, door to hot press with immersion heater for shower. Doors to:-

### **Bedroom 1**

3.61m (11'10") x 2.2m (7'3") Over looking the car park of The Pillar this room has semi-solid timber flooring, and includes double bed, wardrobe and has a convector heater



### **Bedroom 2**

3.61m (11'10") x 3.39m (11'1") To the front of the development overlooking King Street this room has semi-solid timber flooring, double bed, single wardrobe, 8 drawer dresser and convector heater.



### **Bathroom**

2.53m (8'4") x 1.95m (6'5") With ceramic tiled floor, bath with mira elite shower, shower screen, w.h.b. & w.c., velux roof window and electric wall heater.



### **Kitchen/Dining/Living Area**

4.69m (15'5") x 4.17m (13'8") Windows which over look both car park and King Street and velux roof window, semi-solid timber flooring, eye and waist level fitted presses, stainless steel sink, extractor, electric oven & hob, small dining table & 3 chairs, 3 seater sofa and two armchairs, coffee table, tv unit and lamp table.

## Contents

All contents are included in the sale of this property

## Services

Mains esb, water & sewerage, convector heaters in bedroom, and storage heater in kitchen/dining & living area.

## Property Management

Estimated at €1,200.00 per annum.

## Features

- Two bedroom 1st Floor Apartment
- Own door access
- Adjacent to Tesco Superstore
- Walking distance to main shopping thoroughfare
- Spacious kitchen/dining/living area

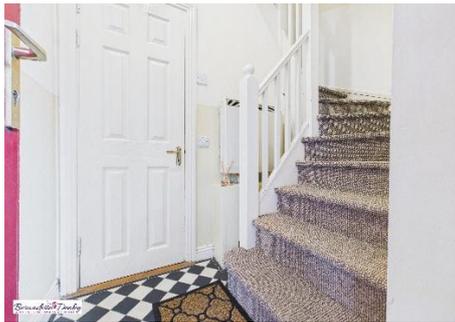
## Services

Mains esb, water & sewerage, electric storage heaters in main living areas and convertor in bedrooms.

## Viewings

Strictly by appointment, 24 hours' notice required for this property.

BER No: 119170918



Floor Plans

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.