

# FOR SALE

AMV: €210,000

File No. c342.CM



## No. 1 Rectory Mews, Spawell Road, Wexford

- Situated in one of Wexford's most sought after location.
- Only 5 minutes' walk from Wexford Town Centre.
- 2 bed apartment/townhouse and own door access.
- Enclosed patio area with a south-westerly orientation.
- Acc. briefly comprises; entrance hallway, living room/dining room, kitchen, 2 bedrooms (master en-suite), family bathroom.
- Viewing strictly by prior appointment with the sole selling agents only.

## No. 1 Rectory Mews, Spawell Road, Wexford

This exceptional 2 bed home must be viewed. No. 1 Rectory Mews is situated at Spawell Road, probably Wexford's most sought after address. It offers bright and spacious accommodation together with an enclosed outside patio area – all only 5 minutes' walk from the town centre. This property has own door access and all accommodation at ground floor level. It would be perfect for those seeking to trade down from a larger home or a shrewd investor in this most popular area. Outside there is private parking and lock-up store and of course the patio with a south-westerly orientation, just ideal for the evening sun. We highly recommend viewing. If you are searching for an apartment or townhouse in Wexford, this is an opportunity not to be missed.

To arrange a suitable viewing time, contact Wexford Auctioneers Kehoe & Assoc. at 053 9144393



### ACCOMMODATION

Entrance Hallway 4.46m x 1.19m

Living /Dining Room 6.25m x 3.64m

Feature fireplace with cast iron inset stove. Timber floor covering, ceiling coving. Sliding door to enclosed patio area outside with ideal south-westerly orientation – perfect for the evening sun.

Kitchen 4.46m x 1.92m (max)

With fitted kitchen, extensive wall and floor units, integrated oven, hob, extractor fan and dishwasher. Stainless steel sink unit, fridge freezer, washing machine. Gas burner. Ceiling spotlights.

Rear Hallway 4.04m x 1.07m

Fitted cloaks closet.

Bedroom 1 4.35m x 3.90m (max)

With feature bay window.

En-suite

W.C., w.h.b., shower stall with mains power shower. Tiled floor, half-wall and shower

Bedroom 2 2.79m x 4.06m

Family Bathroom 3.68m x 1.69m

With w.c., w.h.b, bath and shower above. Tiled floor, half-wall and bath surround.

Linen Cupboard off Rear Hallway – with fitted shelving.

**Total Floor Area: c. 78 sq.m. / 840 sq.ft.**



## FEATURES

- Property in good order.
- Bright, light-filled accommodation.
- Premium location.
- Enclosed patio area.
- Directly opposite Redmond Park.
- 5 minutes' walk to town centre.
- Close to Bus & Rail Station.
- A few minutes' walk from Boat & Tennis Club.

## SERVICES

- Mains water.
- Mains drainage.
- ESB.
- Gas fired central heating

## OUTSIDE

- Private parking.
- Enclosed patio area.
- Lock-up store.

**PLEASE NOTE:** There is an annual Management Fee. We under the annual Management Fee in 2019 is approximately €1,000, to include building's insurance, refuse, maintenance of common areas and car parking.

**DIRECTIONS:** In Wexford town proceed along Spawell Road and Rectory Mews is on the right hand side, directly opposite the entrance to Redmond Park. As you enter Rectory Mews the property for sale, No. 1 is on the ground floor on your left hand side (directional For Sale board).



**Building Energy Rating (BER): C1**

**BER No.: 106415474**

**Energy Performance Indicator: 171.61 kWh/m<sup>2</sup>/yr**

**Kehoe & Assoc.,**  
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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141