

# FOR SALE

AMV: €137,000

File No. b083.BF



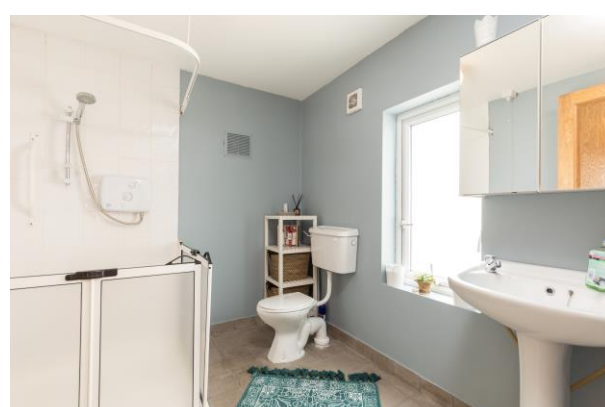
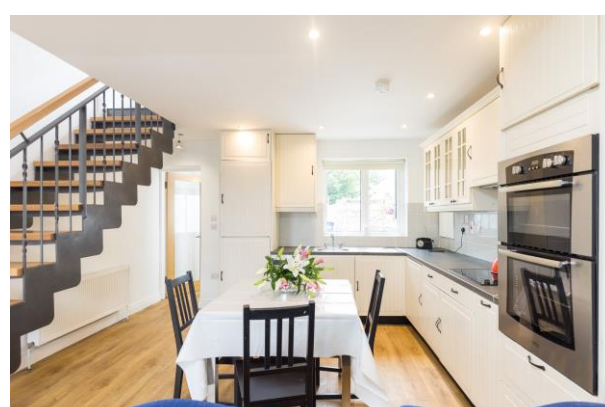
## 13 Trinity Street, Wexford, Y35 R8C3

- Attractive kerbside townhouse conveniently located close to Wexford's Quay Front & the Town Centre.
- Recently upgraded and presented in excellent condition
- Perfectly positioned with lovely enclosed courtyard – perfect for outdoor dining.
- Acc.: open plan living room/dining area/kitchen, walk-in shower room & 2 bedrooms.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe  
& ASSOC.**

No. 13 Trinity Street is an attractive kerbside town house conveniently located close to Wexford's Quay Front and the Town Centre. A short stroll will take you to Wexford's South Main Street with a host of amenities such as shops, supermarket, pubs, restaurants, etc. The property has recently been upgraded with triple glazed uPVC windows, dual central heating and additional insulation. It has lovely open plan living space on the ground floor, tastefully decorated and presented to the market in excellent condition. This charming property is perfectly positioned on the sunny side of the street with lovely enclosed courtyard perfect for outdoor dining. There is also a large enclosed garden with brick patio area and plenty of space for a vegetable plot or swings/slides. The property also has the benefit of rear access. This is an ideal property for anyone wanting to downsize, it would also be a perfect home for first time buyers or investors. Early viewing of this charming townhouse comes highly recommended contact Wexford Auctioneers Kehoe & Assoc. 053-9144393.





## **ACCOMMODATION**

Open Plan 6.64m x 4.20m  
Living/Dining/Kitchen

Solid fuel stove supplementing the central heating system, excellent range of built-in floor and eye level units, integrated hob, extractor, double oven, fridge-freezer and plumbing for dishwasher. Hotpress with dual immersion. Part-tiled walls and laminate floor. Stairs to first floor.

Rear Lobby 2.27m x 1.11m  
Shower Room 2.54m x 2.16m

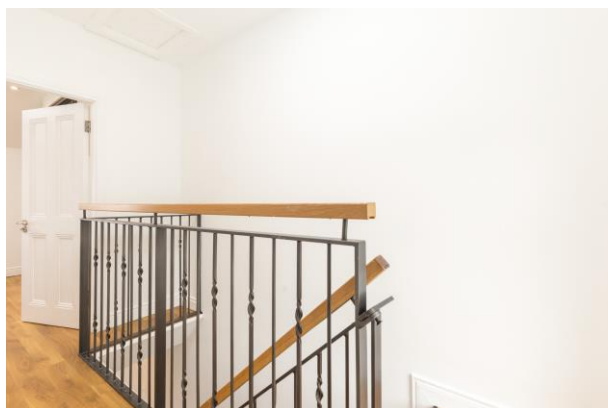
With laminate floor and door to rear garden  
Walk-in shower with Triton T90xr shower, w.c., w.h.b, part-tiled walls and tiled floor.

### **First Floor**

Bedroom 1 3.63m x 3.20m  
Bedroom 2 3.31m x 2.46m

Sliderobes and built-in storage press. Laminate floor.  
Built-in storage press.

**Total Floor Area: c. 64.38 sq. m. (c. 693 sq. ft.)**



## **FEATURES**

- Recently upgraded.
- Presented in excellent condition.
- Superb location, close to the town centre.
- Walking distance of all amenities.

## **OUTSIDE**

- Enclosed courtyard.
- Large rear garden with sunny aspect
- Brick patio area.
- Rear access

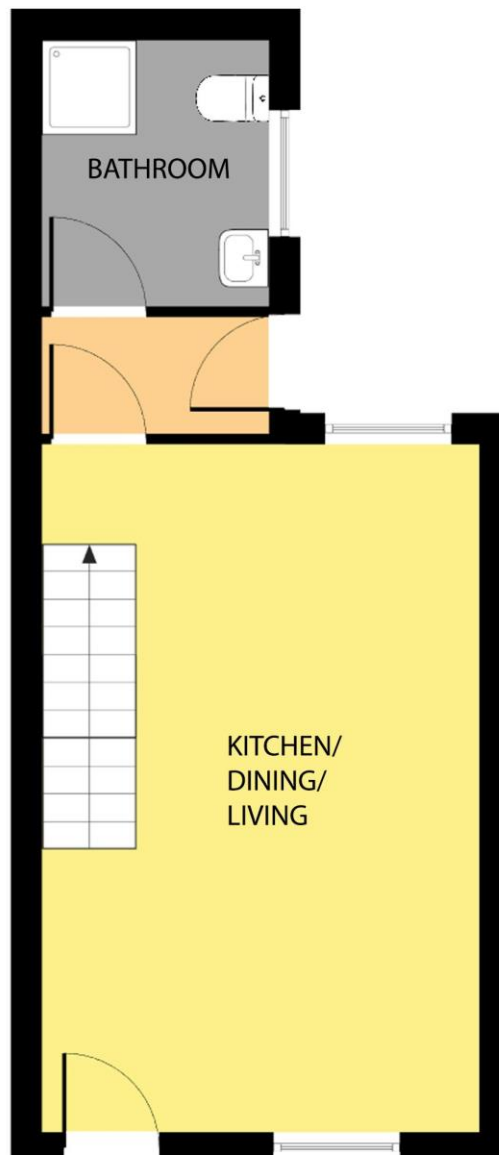
## **SERVICES**

- Mains electricity
- Mains drainage.
- Mains water
- Dual OFCH & SFCH
- Wired for alarm.

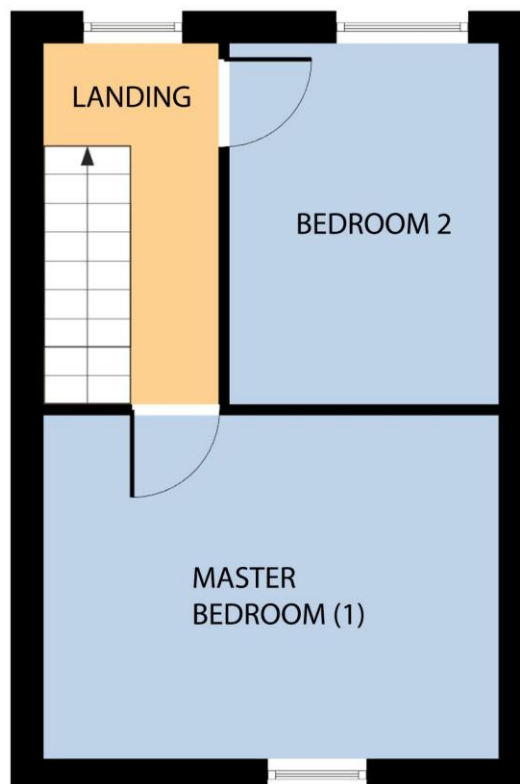
**DIRECTIONS:** Proceed southwards along The Quay passing straight through the traffic lights with the Talbot Hotel on the right hand side and onto Trinity Street. No. 13 is on the right-hand side. For Sale Sign. Eircode Y35R8C3.



## GROUND FLOOR



## FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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**Building Energy Rating (BER): D2**  
**Energy Performance Indicator: 299.46 kWh/m<sup>2</sup>/yr**

**BER No. 105913107**

**VIEWING:** Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

**Kehoe & Assoc.,**  
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