

Ref: P6456

NO. 34 BARRACK STREET, WEXFORD, CO. WEXFORD Y35 A2W8



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QUINN PROPERTY

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# Well Located, Three Storey, Four Bedroom Townhouse For Sale By Private Treaty



## LOCATION & DESCRIPTION:

This well-located three storey townhouse is situated within easy walking distance of Wexford's Main Street and spectacular waterfront promenade. The property's central location ensures that all amenities are nearby including schools, shops, cafes, bars, hotels, supermarkets, pharmacies, medical centres etc. Barrack Street is a mature and much sought-after residential neighbourhood and No. 34 will appeal to a range of prospective purchasers.

The vibrant town of Wexford is located in south Co. Wexford and lies on the estuary of the River Slaney, it boasts a picturesque quayside where one can take leisurely walks enjoying the views of the river, the iconic Crescent Quay Bridge and the vibrant activity of the local fishing industry. The town itself is a lively hub of activity, featuring a wide range of traditional shops, boutiques, restaurants, cafes, pubs, hotels, craft shops and is also host to the internationally acclaimed Wexford Festival Opera, a highlight of any international cultural calendar. The town is linked to Dublin by the M11/N11 National primary route and to Rosslare Europort, Cork and Waterford by the N25. There are excellent commuter options via Wexford Train Station and Bus Eireann and Wexford Bus services. The property could benefit from some upgrading and renovation works. Accommodation comprises as follows:



Entrance Hallway:	1.1m x 1.1m	Laminate flooring, stairs to first floor
Sitting Room:	5.4m x 3.9m	Timber flooring, fireplace with stove, fitted cabinets, storage closet
Kitchen/Dining:	4.1m x 3.6m	Linoleum flooring, fitted waist high and eye level units, electric cooker and hob, extractor fan, sliding door to rear garden
Landing (1st Floor):	3.6m x 1.6m	Laminate flooring
Master Bedroom:	3.6m x 3.3m	Laminate flooring, fitted wardrobe
Walk-in-Wardrobe:	2.6m x 1.2m	Laminate flooring, WC, fitted wardrobe
Bathroom:	2.1m x 1.9m	Timber flooring, WC, WHB, shower
Bedroom 2:	3.2m x 1.8m	Timber flooring







Landing (2nd Floor): 1.8m x 0.8m

Bedroom 3: 3.7m x 2.7m

Timber flooring, fitted wardrobes, scenic views of Wexford's skyline

Bedroom 4: 3.6m x 1.7m

Carpet, scenic views across the Slaney



#### SERVICES AND FEATURES:

Electric Storage Heating

All Mains Services

Property Extends To 93m<sup>2</sup> Over Three Floors

Built: 1900

Private Rear Garden

Great Location With All Amenities Close-By



#### BER DETAILS:

BER: G

BER No. 114421829

Energy Performance Indicator: 523.47 kWh/m<sup>2</sup>/yr



Super Opportunity To Acquire An Investment/Residential Property In Wexford Town. Viewing By Appointment

**A.M.V. €130,000**



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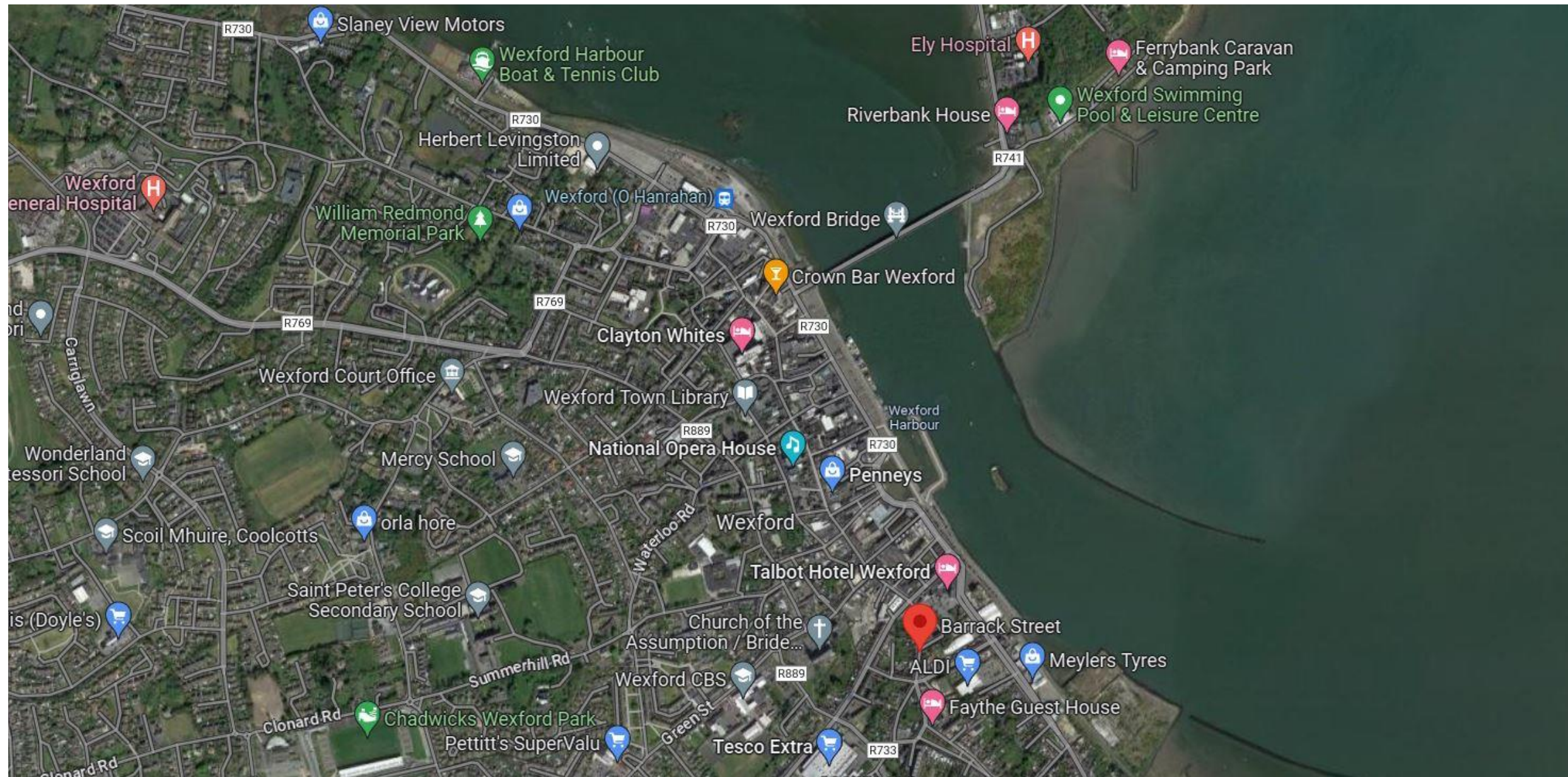
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26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

