

Ref: 7405

NO. 3 ST. ITA'S TERRACE, WEXFORD 35 P5P1



BER D1

QUINN PROPERTY
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Exceptional Three Bed Townhouse in A Most Convenient Location For Sale By Private Treaty



LOCATION & DESCRIPTION:

This well-located 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. No. 3 St. Ita's 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 accommodation is well finished throughout having been recently re-decorated and comprises as follows:



Entrance Hallway:	3.2m x 1.8m	Tiled floor, staircase
Bedroom 3:	3.3m x 3.1m	Laminate floor, fitted wardrobe
Sitting Room:	5.3m x 3.1m	Tiled floor, open fire, understair storage
Kitchen/Diner:	5.2m x 3.8m	Fitted kitchen with waist & eye level units, gas hob, electric oven, fridge freezer, washing machine, tiled floor, tiled splashback
Sun Lounge:	3.2m x 2.6m	French doors to rear
First Floor:		
Bedroom 1:	4.7m x 3.0m	Laminate floor, fitted wardrobe
Bedroom 2:	3.1m x 2.5m	Laminate floor
Bathroom:	2.3m x 2.0m	Shower, W.C., W.H.B., hotpress

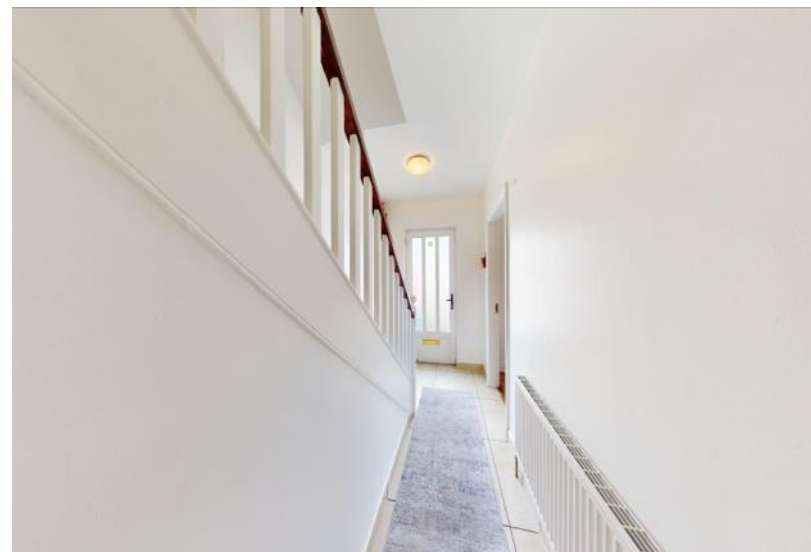




SERVICES AND FEATURES:
Oil Fired Central Heating
All Mains Services
Property Extends To 99m²
Built: 1930
Private Rear Garden
Patio Area
Great Location With All Amenities Close-By



BER DETAILS:
BER: D1
BER No. 102438249
Energy Performance Indicator: 251.06 kWh/m²/yr



Unique Opportunity To Acquire An Investment/Residential Property In Wexford Town

A.M.V. €235,000

QUINN PROPERTY

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26 Main Street, Gorey, Co. Wexford Y25DP60

Established 1960 - PSRA No. 002020

34 Main Street, Carnew, Co. Wicklow Y14XW25

