

# **No. 42 Carrigeen Street, Wexford.**

A charming townhouse conveniently located just a stones throw from all the amenities one could possible wish for including schools, shops, supermarkets, doctors surgeries, churches to name but a few. Located just minutes from the Main Street and all its buzzing restaurants, high street shops, the list goes on. Easy access to The Quays, trains & buses at Redmond Square.

The property itself is deceptively spacious with well-proportioned living space along with two good-sized double rooms. With oodles of character including the feature exposed brick-work, deep walls, etc., this property is ideal as a starter home, investment property or indeed for anyone looking for the convenience of town living.

**Viewing is highly recommended!**

## **Property Features**

- Conveniently located.
- Close to schools, Main Street, Supermarkets, etc.
- Well-proportioned accommodation.
- Double Glazed uPVC windows.

## **Accommodation Comprises:**

Entrance Hallway 2.97m x .92m With tiled floor, door to:-

Dining Room 3.37m x 3.87m Spacious room with feature exposed brick-work. Stairs & storage off.

Living Room 2.8m x 2.76m Charming bright room with laminate flooring & feature open fireplace.

Kitchen 2.4m x 2.08m With fitted units at eye & waist level. Plumbed for washing machine. Tiled floor & splashback. Door to rear yard.

Shower-room 2.05m x 1.72m With wc, whb & electric power shower. Fully tiled from floor to ceiling

## **First Floor**

Bedroom 1 3.1m x 2.87m Large double room with wooden flooring

Bedroom 2 3.6m x 3m Spacious double room with wooden flooring.

**Services:** ESB, mains water, mains sewerage, electric heating

**BER:** G Ber No: 105877914 535.7 kWh/m<sup>2</sup>/yr

**Apply:** Keane Auctioneers (053) 9123072

**Viewing:** Strictly by appointment with the sole selling agent.

**GPS Co-Ordinates:** Latitude 52.335 Longitude -6.465.