

FOR SALE

AMV: €140,000

File No.E260.CWM



6 Skeffington Street, Wexford Y35 D4E7

This property is eligible to apply for the refurbishment grant.

- Three-storey heritage townhouse (c. 59 sq.m) steps from Wexford Quays and transport links.
- Granted planning permission (Ref: 20251027W, Oct 2025) with conservation reports and plans available.
- Eligible for up to €70,000 Vacant Property Grant and further heritage property funding.
- Three bedrooms, open-plan ground floor, enclosed 8 sq.m rear courtyard; ideal restoration or investment project.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

6 Skeffington Street, Wexford Y35 D4E7

No. 6 Skeffington Street is a charming three-storey, three-bedroom mid-terraced residence extending to approximately 59 sq.m. Ideally positioned just a stone's throw from all amenities, the property enjoys immediate access to Wexford's Quays waterfront as well as the town's bus and rail stations.

This is a recognised heritage property and comes with the added benefit of granted planning permission (dated 10th October 2025) for renovation works.

Planning reference: **20251027W** with Exemption Declaration.

The property is listed with the Heritage of Ireland: Reg No. **15502001**

Please email info@kehoeproperty.com for the recent conservation report and planner's report.

A further significant advantage for purchasers is the property's eligibility for up to €70,000 in Vacant Property Grants — a substantial support for those looking to undertake a restoration project.

Accommodation:

- Ground Floor: Entrance hallway leading to an open-plan living, dining, and kitchen area.
- First Floor: Large bedroom and bathroom.
- Second Floor: Two additional bedrooms.

To the rear is an enclosed courtyard measuring approximately 8 sq.m.

It is highly recommended, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.

ACCOMMODATION

Entrance Hallway	6.54m x 1.53m (max)	Concrete ground, walls stripped back, exposed wiring. Door leading through to rear yard.
Ground Floor Sitting Room	6.15m x 2,25m	Open plan leading through to kitchen (excluding rear extension which is intended to be demolished). Concrete ground throughout, fireplace, timber sash windows, electric wiring for central light.
Open Alcove leading through to:		



ACCOMMODATION

First Floor

Half Landing		Timber single glazed window.
Landing Area	1.61m (max) x 1.98m (max)	
Bedroom 1	3.26m x 3.11m	Timber flooring, large sash window overlooking street side, former fireplace blocked.
Bathroom	2.98mx 1.5m	Fluorescent light overhead, ample space for refurbishment of a full bathroom.

Timber staircase leading to:



ACCOMMODATION

Second Floor

Landing Area	1.63m (max) x 1.85m (max)	Timber single glazed window overlooking rear garden
Bedroom 2	3.28m x 3.09m	Timber sash window overlooking street side, hatch to attic overhead.
Bedroom 3 (potential second bathroom)	2.98m x 1.49m	Timber flooring throughout, single pain window overlooking rear garden.

Total Floor Area: c. 59 sq.m / 635 sq.ft



Features

- Terrace property
- Three bedrooms
- Extending to 59 sq.m / 635 sq.ft.

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Planning reference: **20251027W**

Outside

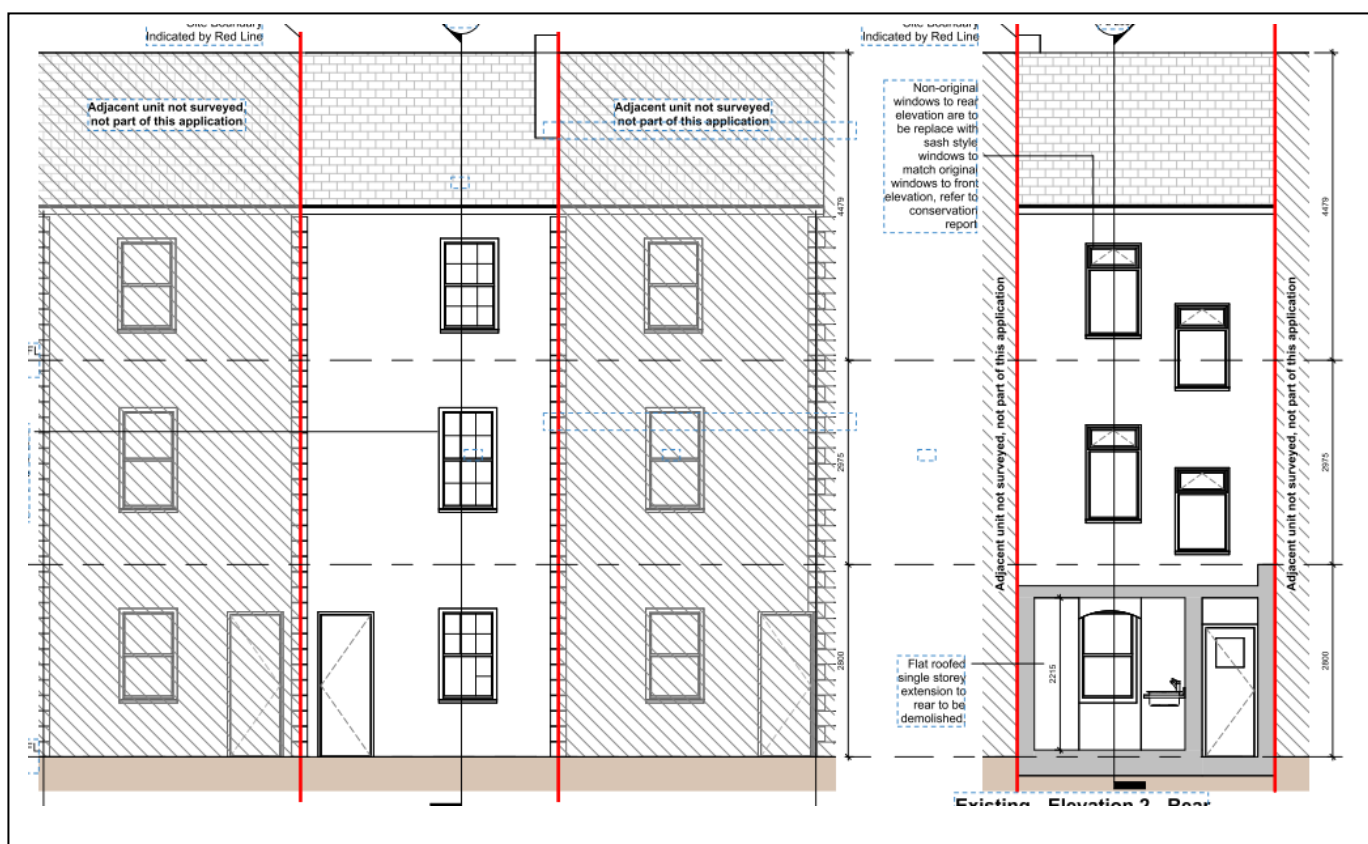
- Resident street parking
- Rear courtyard

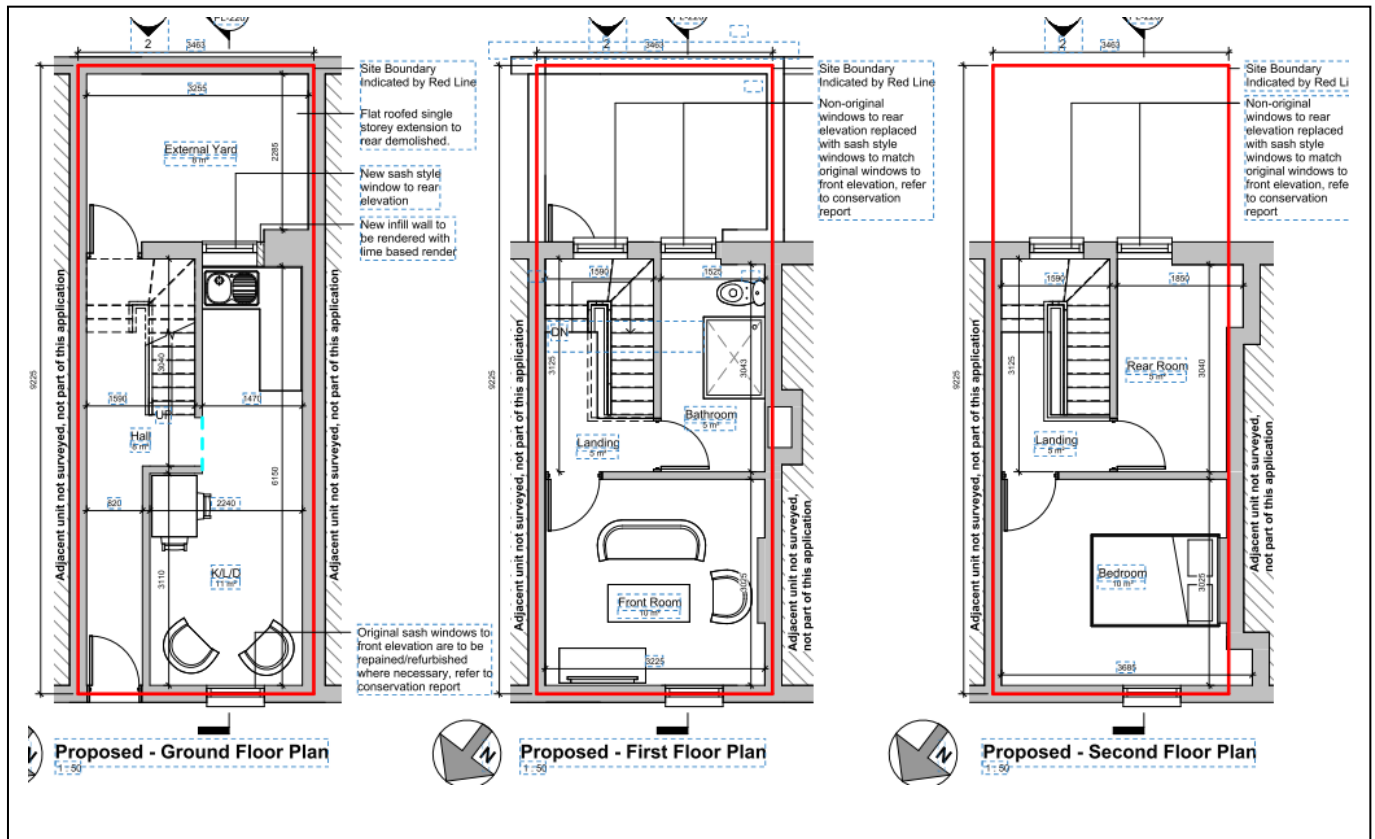
Services

- Mains electric
- Fibre broadband available

Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: Eircode: Y35 D4E7





Building Energy Rating (BER): Exempt

VIEWING: Strictly by prior appointment with the sole selling agents.

Sales Agent

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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