

FOR SALE

AMV: €155,000

File No. D785.BK



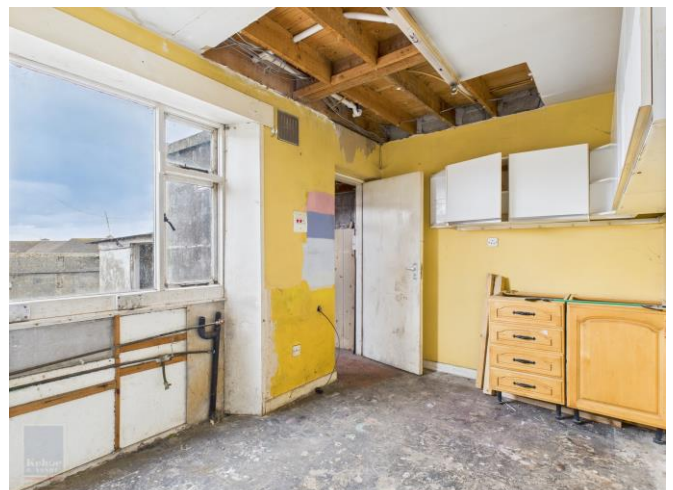
52 Talbot Green Wexford

- ❖ **Eligible to apply for the €50,000 Vacant Property Refurbishment Grant.**
- ❖ **3-bedroom mid-terrace property extending to c. 81 sq.m. / 872 sq.ft.**
- ❖ **A stone's throw to all town amenities, including primary schools, secondary schools, SETU Wexford Campus and Wexford Town's main thoroughfare.**
- ❖ **Low maintenance rear garden with rear access onto Talbot Green.**
- ❖ **Excellent project property, perfect as a starter home, investment property or anybody seeking to downsize.**
- ❖ **Acc. briefly comprises; entrance hallway, sitting room, kitchen / diner, 3-bedrooms (master ensuite), utility room and a bathroom.**
- ❖ **To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393**

52 Talbot Green, Wexford

52 Talbot Green is a well-located 3-bedroom mid-terrace property situated right in the heart of Wexford Town. This property is a 5-minute walk from Wexford Town's main thoroughfare and within walking distance to all the amenities Wexford Town has to offer including primary and secondary schools, SETU, supermarkets, bars, restaurants, and sports clubs offering a rare opportunity for buyers seeking a centrally positioned home with strong potential. While the property is in poor repair, it qualifies to apply for the Vacant Property Refurbishment Grant of up to €50,000. This makes No.52 a compelling proposition for first-time buyers eager to create their own home, downsizers, or for investors seeking a refurbishment project in a location with strong rental demand.

The accommodation comprises an entrance hallway, living room, kitchen / diner, bathroom and utility room on the ground floor with a landing area, hotpress and 3 bedrooms (master ensuite) on the first floor. There is a rear garden with gated access to Talbot Green and on-street parking available at both the front and rear. The location, just a short walk to Wexford's Main Street and Quay Front, makes this property a smart choice for anyone looking to put down roots in the town centre. Early viewing is highly recommended.





ACCOMMODATION

Ground Floor

Entrance Hallway	5.36m x 1.71m
Sitting Room	3.96m x 3.95m
Bathroom	2.38m x 1.73m
Kitchen	4.00m x 2.39m
Utility Room	1.93m x 1.17m

Laminate floor and staircase to first floor.
Laminate floor and open fireplace.
Concrete floor, w.c., w.h.b. and bath.
Concrete floor.
Concrete floor and door to rear garden.

First Floor

Landing	3.59m x 1.70m (max)
Hotpress	
Bedroom 2	3.56m x 2.76m
Bedroom 3	2.68m x 2.30m
Master Bedroom	3.63m x 3.40m (max)
Ensuite	1.60m x 1.48m

Timber floor.

With dual immersion
Timber floor.
Timber floor.
Timber floor and ensuite.

Timber floor, w.c., w.h.b. and shower stall with electric shower and tiled surround.

Total Floor Area: c. 81 sq. m. / 872 sq. ft.



Features

- Eligible to apply for the Vacant Property Refurbishment Grant
- Acc. extending to c. 81 sq.m. / 872 sq.ft.
- 3-bed mid-terrace residence
- Excellent project property
- Suitable for a wide range of purchasers

Outside

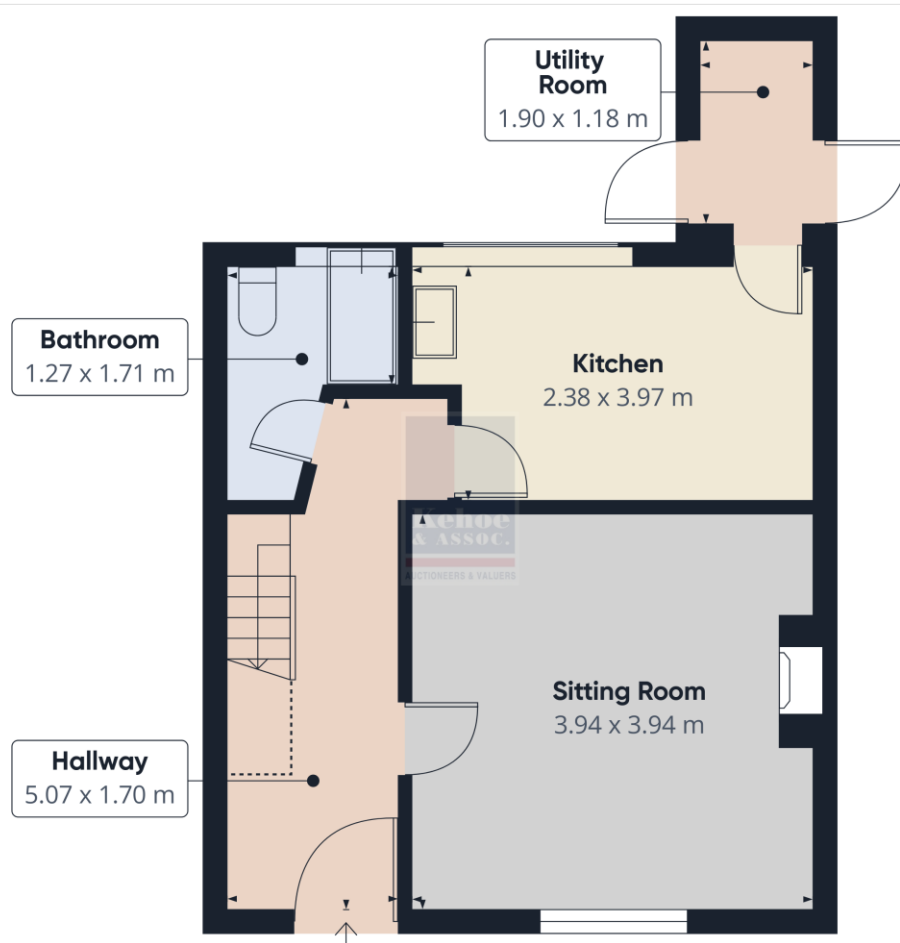
- Town centre location
- Surrounded by amenities
- On street parking
- 5-minute walk to main thoroughfare
- Rear garden area
- Low maintenance

Services

- Mains water
- Mains drainage
- O.F.C.H.
- ESB
- 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: From Wexford Town's South Main Street proceed up Bride Street and continue straight through the small roundabout at the top of the street. Take an immediate right turn onto Thomas Street. In approximately 350m turn right onto Talbot Green. The property for sale is 100m on your right-hand side. 'For Sale' boards. **Eircode: Y35 X9H7**



Floor 0



Approximate total area⁽¹⁾
38.7 m²

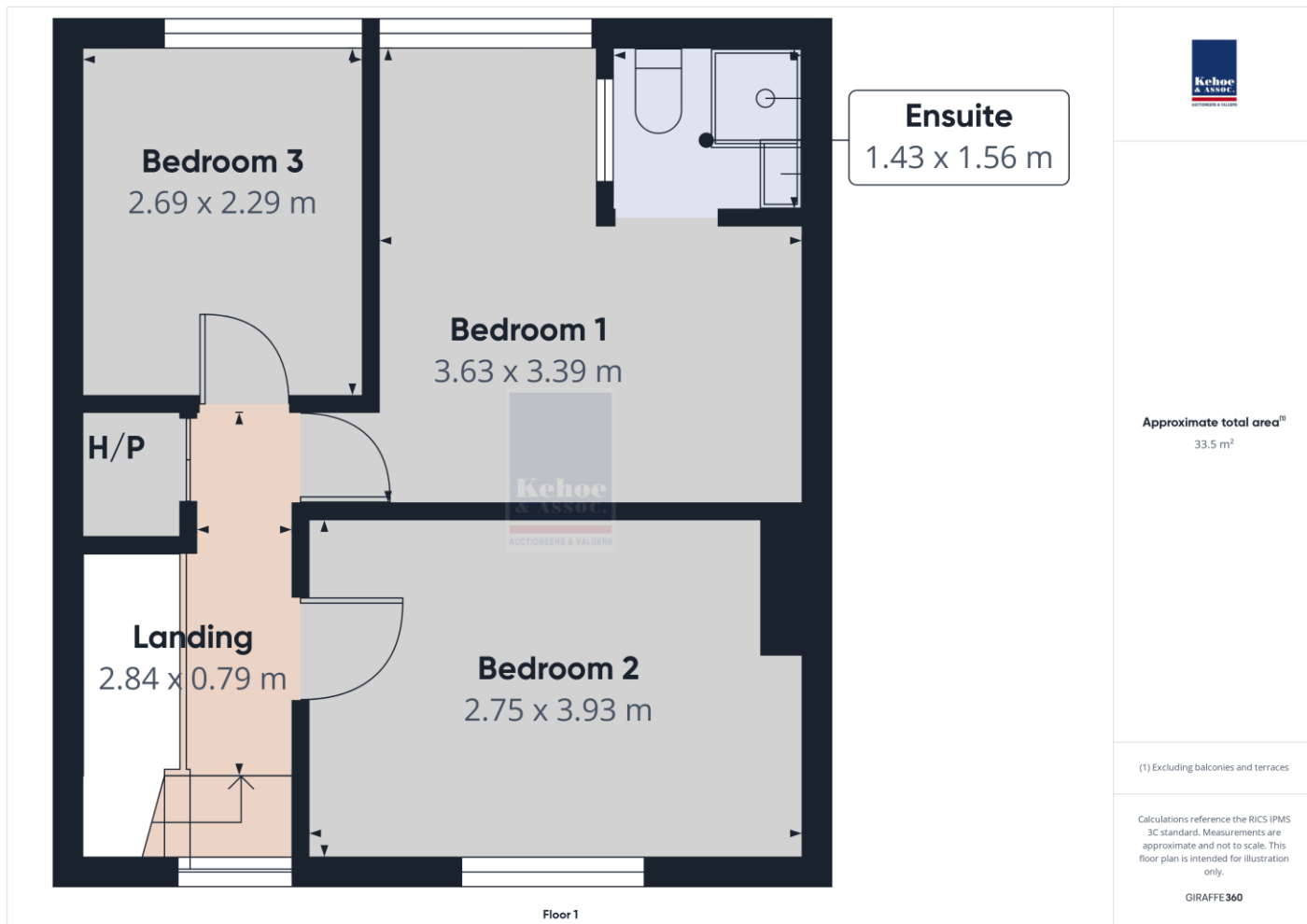
Reduced headroom
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Building Energy Rating (BER): F BER No.: 118487305

Energy Performance Indicator: 424.28 kWh/m²/yr

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. PRA No. 002141