

FOR SALE

AMV: €335,000

File No.E597 CWM



5 Parnell Street, Wexford Y35 R8W7

- Charming 1935 period residence extending to c. 125 sq m, ideally located in the heart of Wexford town.
- Generously proportioned accommodation over three floors, comprising three bedrooms, two full bathrooms, a large sitting room & open-plan kitchen/dining area.
- Attractive south-facing enclosed terrace and rear garden, with rear access to parking and detached garage.
- A superb town-centre lifestyle, close to Wexford's renowned restaurants, traditional pubs, cultural attractions and National Opera House.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

5 Parnell Street, Wexford Y35 R8W7

‘A Distinctive Period Residence in the Heart of Wexford Town’

Occupying a wonderfully central position on Parnell Street, this handsome period residence offers a rare opportunity to acquire a character-filled home in the very heart of Wexford town. Dating from 1935, the property extends to c. 125 sqm and is arranged over three floors, combining the charm, proportions and individuality of its period origins with the convenience of modern living.

From the moment of arrival, there is an immediate sense of warmth and character. A welcoming entrance hall leads to a generously proportioned sitting room, providing an elegant and comfortable space for relaxation. To the rear lies the principal living hub of the home — a spacious open-plan kitchen and dining room which creates an ideal setting for both everyday living and entertaining. Large, glazed openings draw natural light into the space and provide a seamless connection to the property’s particularly appealing south-facing outdoor patio area.



The enclosed rear terrace and garden are a genuine highlight. Benefiting from a coveted southerly aspect, this private outdoor space provides a peaceful retreat in the centre of town — an ideal setting for morning coffee, al fresco dining or simply enjoying the afternoon and evening sunshine. Rear access further enhances the practicality of the property, available to only eight properties. There is car parking and a detached garage, providing an enviable level of convenience for such a central address.

The accommodation continues over the upper floors. The first floor comprises two well-proportioned bedrooms and a beautifully appointed bathroom with both a separate bath and shower. The second floor provides a third bedroom together with a recently refurbished bathroom, creating a comfortable and versatile private level which would work equally well for family members, guests or those seeking a quiet home-working environment.

In total, the property provides three bedrooms and two full bathrooms, complemented by generous reception accommodation and excellent outdoor space. Double-glazed windows, installed in 2005, provide an additional level of comfort while the home's period character remains central to its appeal.



The Wexford Lifestyle

Beyond the front door, 5 Parnell Street enjoys the considerable lifestyle advantages of central Wexford. This is a location where the best of town living is readily accessible on foot, with the historic streets and quays of Wexford complemented by an impressive selection of independent cafés, restaurants, wine bars, traditional pubs, boutiques and everyday amenities.

Wexford has become particularly well regarded for its food scene, offering an appealing choice of dining experiences from relaxed cafés and casual eateries to sophisticated restaurants and intimate evening venues. The town's traditional pubs add another layer to its character, many offering a warm and convivial atmosphere, live music and the opportunity to experience the genuine social spirit for which Wexford is known.

Culture is equally integral to life in the town. At the centre of Wexford's renowned cultural offering is the **National Opera House**, a celebrated venue hosting an extensive programme of opera, theatre, concerts, comedy, dance and other performances throughout the year. Wexford's international reputation for opera is further enhanced by the annual Wexford Festival Opera, bringing world-class performers and audiences to the town and creating a unique atmosphere throughout the surrounding streets and venues.

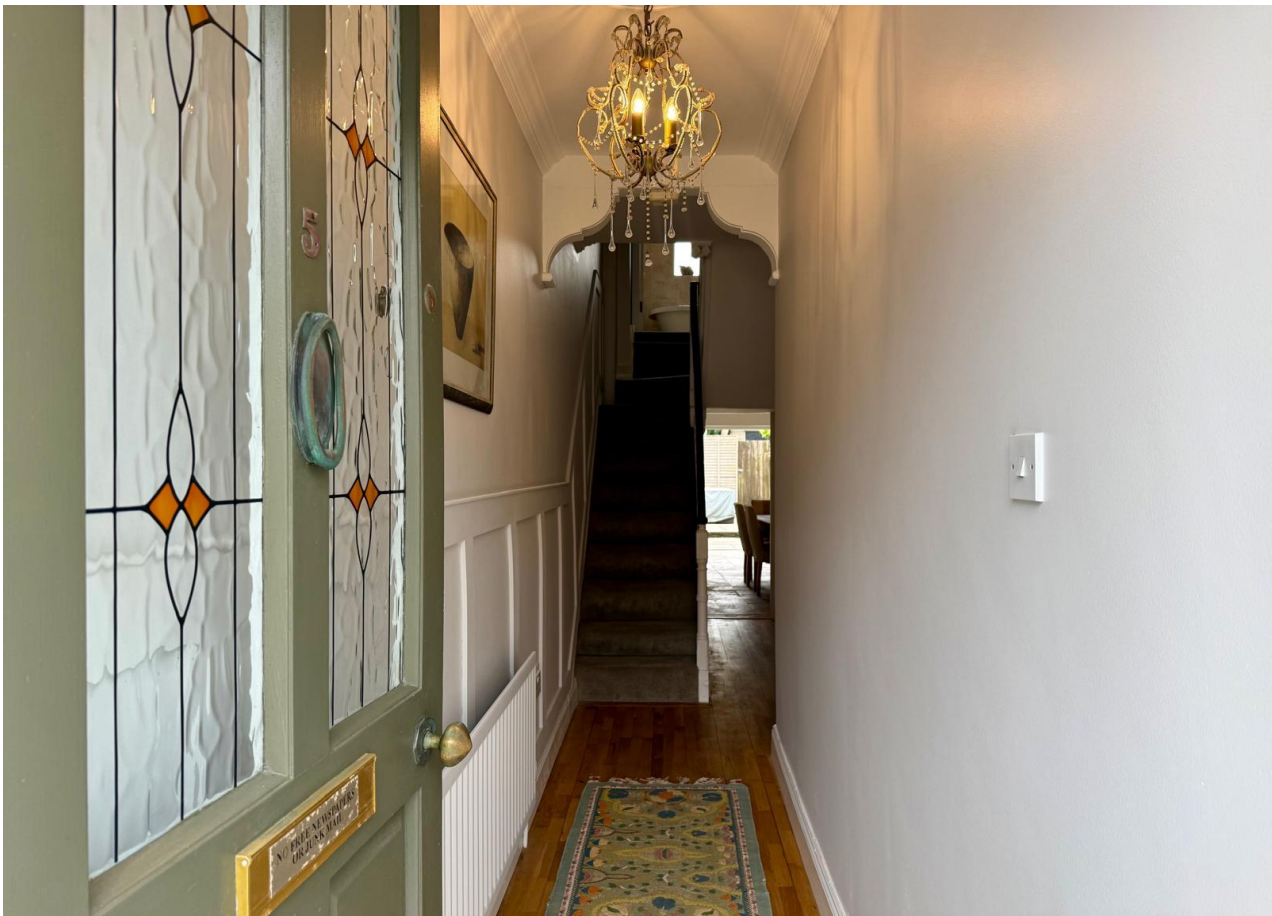
For those who enjoy the outdoors, the town's riverside setting and proximity to the coast provide an attractive counterpoint to its vibrant cultural and social life. The beaches, coastline, parks and countryside of County Wexford are all within easy reach, offering opportunities for walking, sailing, golf, cycling and leisurely days by the sea. Wexford therefore offers a particularly appealing blend of town, coast and countryside — with the convenience of a well-established urban centre and the relaxed pace associated with life in the south-east.

A Rare Town-Centre Offering

There is an appealing sense of individuality about 5 Parnell Street. Its period origins, three-storey configuration, generous proportions and private south-facing garden create a home with genuine personality, while its central location places the very best of Wexford's restaurants, pubs, cultural attractions and amenities close at hand.

Whether considered as a principal residence, a stylish town home or a property offering the convenience of a vibrant cultural and social lifestyle, this is a particularly attractive address. **5 Parnell Street is a home where period character, private outdoor space and the energy of Wexford town come together in a compelling and highly desirable package.**

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



ACCOMMODATION

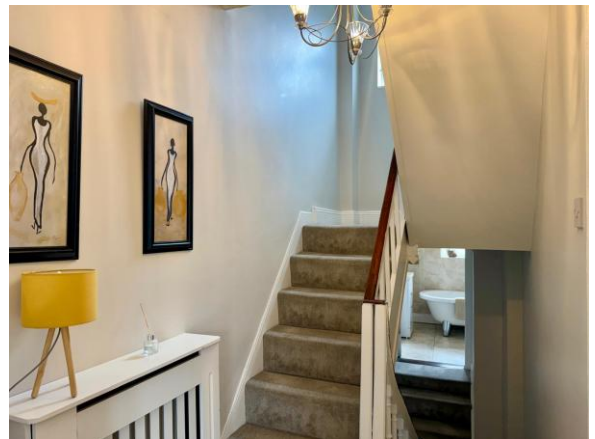
Entrance Hallway	7.15m (max) x 1.43m (max)	Solid timber floors, coving, ceiling rose with ornate like feature, wall panelling, plug points, fuse board, stairs leading to first floor with under stairs storage.
<i>Door leading to:</i> Sitting Room	6.94m x 3.53m	Solid timber floors throughout, solid time fireplace with cast iron insert and stone surround, large window overlooking street front, tv points and plug points, open splayed shelves, radiator cover.
<i>Double glass doors leading to:</i> Kitchen/Dining Area	6.15m x 4.20m	Stone tile floor throughout, fully fitted kitchen with floor and eye level cabinetry ample worktop space with stainless steel sink and drainer, Power Point dishwasher, Hotpoint oven with five ring gas hob with extractor fan overhead, Indesit washing machine, Hotpoint fridge freezer and larder press with ample storage space. French door leading out to south facing enclosed garden with rear door access leading across to free standing detached garage. Glass door leading back to entrance Hall.
<i>Timber carpeted staircase leading to:</i>		











ACCOMMODATION

First Floor:

Family Bathroom	2.92m (max) 2.31m	Tiled flooring, floor to ceiling tile surround, free standing bath, w.h.b with built in cabinetry, mirror overhead separate shower with tiled surround and Triton T90 si electric shower and w.c., privacy window overlooking rear garden.
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From half landing five steps up leading to:

Landing Area

Bedroom 2	4.72m x 3.23m	Newly laid carpeted flooring throughout, picture rail surround, large window overlooking street side and open alcove shelves and plug points.
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Bedroom 3	3.17m x 2.77m	Newly laid carpeting throughout with double glazed pvc window overlooking rear garden.
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Stairs continuing to:





ACCOMMODATION

Second Floor:

Landing Space Area	1.38m x 1.35m	Carpeted throughout with hatch to attic overhead, ceiling rose and pendant
Large Bathroom	3.35m x 3.17m	Tiled flooring throughout, half wall tiled surround, w.h.b with drawer cabinetry underneath, large, enclosed shower, Myra Vigour thermostat pressure shower, w.c., towel rail, splayed windows with privacy glass, hot-press with open shelves and insulated water tank.
Master Bedroom	4.36m x 3.20m	Carpeted flooring, window overlooking street side, plug points and tv point.

Total Floor Area: c. 125 sq.m / 1,345 sq.ft







Features

- Walking distance to all town amenities
- Built in 1935
- Three bedrooms, two bathrooms
- Extending to c. 125 sq.m

Outside

- South facing private patio
- Old town walls
- Vehicle rear access
- Detached garage

Services

- Mains Water
- Mains Drainage
- OFCH
- Fibre Broadband

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 R8W7



Building Energy Rating (BER): C BER No. 102948262
Energy Performance Indicator: 222.50 kWh/m²/yr

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

Sales Agent

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