

FOR SALE

AMV: €250,000

File No.E488.CWM



1 Selskar Court, Selskar, Wexford Y35 W863

- Located steps from the Main Street of Wexford town overlooking the Selskar Abbey.
- Built in 1990, completely renovated in 2024 on the first floor this two-bedroom apartment extends to a generous c. 79 sq.m with an impressive BER B3 energy rating.
- Walking distance to all amenities include a range of restaurants on Trimmers Lane and resident street parking.
- Accommodation comprises of a common area entrance lobby from Selskar Court, a single flight of stairs to the apartment front door, entrance hallway, large open plan living/ dining / kitchen with two large windows overlooking Selskar Abbey. Two bedrooms, a walk-in closet and family shower room.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393.



**Kehoe
& ASSOC.**



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Ideally positioned in the heart of Wexford Town, this exceptional first-floor apartment enjoys a prime town-centre location just steps from Main Street and boasts beautiful views overlooking the historic Selskar Abbey. Originally constructed in 1990 and comprehensively renovated throughout in 2024, the property is presented in pristine, turnkey condition and offers stylish, modern living in one of Wexford's most convenient and sought-after settings. Extending to approximately 79 sq.m. and benefiting from an impressive B3 BER rating, the apartment combines contemporary comfort with excellent energy efficiency.

Accessed via a well-maintained communal entrance lobby within Selskar Court, a single flight of stairs leads to the apartment's private front door. Internally, the accommodation has been thoughtfully redesigned and finished to a high standard, comprising a welcoming entrance hallway, a spacious open-plan living, dining and kitchen area flooded with natural light from two large windows that frame attractive views of Selskar Abbey. There are two bedrooms, including a large master bedroom with a practical walk-in wardrobe adjacent and a beautifully appointed family shower room.



The location is truly second to none, placing every town-centre amenity within easy walking distance. A superb selection of cafés, restaurants, boutiques and everyday services are literally on the doorstep, including the popular dining establishments of Wexford Coffee Roasters, Green Acres, and Trimmers Lane Cafe. Wexford's Main Street is only 70 metres away, while Wexford Train and Bus Station is approximately 280 metres from the property, providing excellent connectivity for commuters and visitors alike. Resident street parking is applicable, further enhancing the convenience of this superb home.

Offering a rare opportunity to acquire a fully renovated apartment in a landmark town-centre setting, this property will appeal to owner-occupiers, downsizers and investors alike seeking a stylish residence ready for immediate occupation.

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

ACCOMMODATION

Entrance Hallway	3.55m x 1.21m	L-shaped with Timber laminate flooring, electric board, intercom station to front door.
Hall	3.03m x 1.20	Timber laminate flooring throughout.
<i>Door leading through to:</i>		
Open Plan	7.26m (max) x	Timber laminate flooring throughout, wall mounted electric heaters, tv points and electrical points, fully fitted kitchen with floor and eye level cabinets, free standing Indesit fridge freezer, Indesit washing machine, Nordmende oven and Nordemde four ring hob under extractor fan, stainless steel sink and drainer with ample worktop space and tiled splashback, two window overlooking the Selskar Abbey.
Kitchen/Dining/Living Area	5.32m (max)	
Accommodation Hall	3.15m x 1.08m	Timber laminate flooring, door to plant room with pressure pump and open shelves for ample storage.
Master Bedroom	4.20m (max) x 3.20m (max)	Timber laminate flooring, two windows overlooking Selskar Abbey and wall mounted radiator and electric plug points.
Large Walk in Closet	1.97m x 1.50m	At end of hall. Carpeted flooring.
Bedroom 2	3.42m x 2.10m	Timber laminate flooring, pvc double glazed window overlooking central courtyard.
Family Shower Room	2.29m x 2.11m	Lino flooring, corner shower with tiled surround and rainwater shower head and pressure pump shower, w.h.b with tiled splashback and mirror and lighting overhead.

Total Floor Area: c. 79 sq.m / 850 sq.ft













Features

- Town centre apartment.
- Fully renovated in pristine condition and ready to occupy.
- Two bedrooms, one bathroom.
- Extending to c. 79 sq.m.

Outside

- Steps from a range of cafes & restaurants.
- Only 70mtrs from Wexford Main Street.
- Only 280mtrs from Wexford Train & Bus Station.
- Resident street parking.
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Services

- Mains water.
- Main drainage.
- Electric heating.
- 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 W863

Building Energy Rating (BER): B3 BER No. 118991645

Energy Performance Indicator: 148.12 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. PRSA No. 002141