FOR SALE

AMV: €200,000 **File No.E664.CWM**



3 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 second floor this one-bedroom apartment extends to a generous c. 48 sq.m.**
- **Walking distance to all amenities on Wexford Main St include a rage of restaurants on Trimmers Lane and resident street parking.**
- **Accommodation comprises of a common area entrance lobby from Well Lane, a flight of stairs to the apartment on the second-floor, front door, entrance hallway, large open plan living/ dining / kitchen with two large windows overlooking Selskar Abbey. A large bedroom, storage closet and shower room.**
- **To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393**

SOCIETY OF CHARTERED SURVEYORS IRELAND

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3 Selskar Court, Selskar, Wexford Y35 W863

Ideally positioned in the heart of Wexford Town, this exceptional second 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 48 sq.m., the apartment combines contemporary comfort with excellent energy efficiency.

Accessed via a well-maintained communal entrance lobby within Selskar Court (off Well Lane) a flight of stairs leads to the apartment's second floor 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 is a large master-bedroom, a beautifully appointed shower room and storage closet.



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 40 metres away, while Wexford Train and Bus Station is approximately 200 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 Hall	5.15m x 1.21m	Timber laminate flooring throughout, hatch to attic.
Kitchen/Dining/Living Area	5.12m x 4.47m (max)	Timber laminate flooring, fully fitted kitchen with floor and eye level cabinetry, ample worktop space, tiled splashback, stainless sink and drainer, Nordmende electric oven, Indesit washing machine, Nordmende under counter fridge freezer, Dimplex four ring electric hob with extractor fan overhead.
Corridor leading to Bedroom Quarters:		
Corridor	5.26m x 1.06m	Door to hot-press with open shelves and water tank.
Bathroom	2.01m x 1.75m	Lino flooring, enclosed shower with tiled surround, pressure pump shower with rainwater shower head, w.h.b with tiled splashback with mirror and lighting overhead and w.c.
Bedroom 1	3.28m x 3.21m	Timber laminate flooring throughout., window overlooking Selskar Abbey.

Total Floor Area: c. 48 sq. m / 517 sq. ft.























Features

- Town Centre apartment
- Fully renovated in pristine condition and ready to occupy
- One Bedrooms, one Bathroom
- Extending to c. 48 sq.m
- Built in 1990

Outside

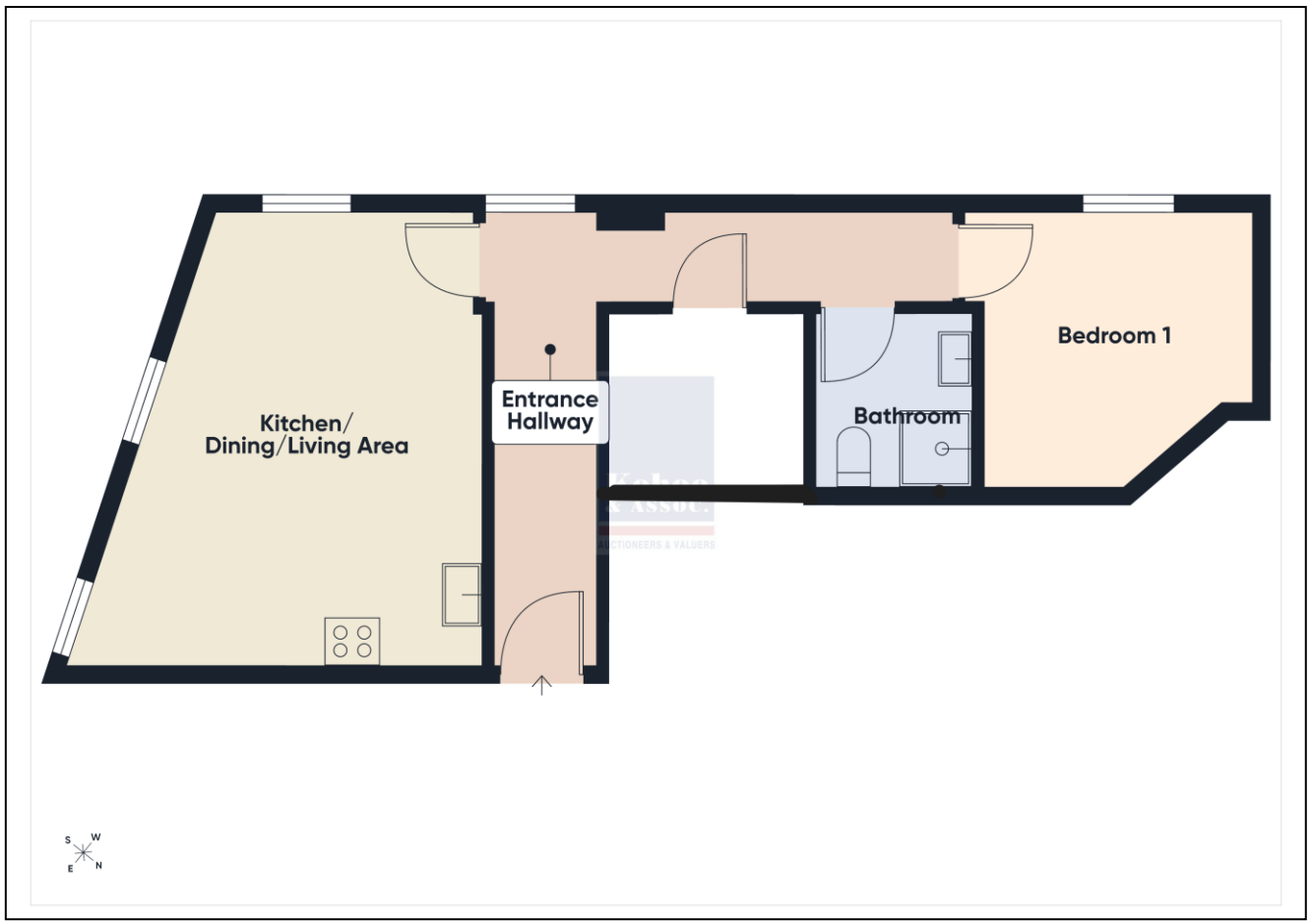
- Steps from a range of cafes & restaurants
- Only 40 mtrs from Wexford Main Street
- Only 200 mtrs from Wexford Train & Bus Station
- Resident street parking

Services

- Mains water
- Mains 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**


Kitchen/
Dining/Living Area
Entrance
Hallway
Bathroom
Bedroom 1
S
W
E
N


FUN PALACE
WD-218A
WD-218A

Building Energy Rating (BER): C3 BER No.
Energy Performance Indicator: 206.99 kWh/m²/yr

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



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