

FOR SALE

AMV: €200,000

File No. E625.BF



10 Hollyville Court, Wexford

Superb Town Centre Location: Ideally situated in a mature, private development just a short stroll from Wexford's Main Street, waterfront promenade, restaurants, caf  s, shops and excellent public transport links.

Vibrant Wexford Town: Enjoy all that Wexford has to offer, from its wonderful selection of boutiques, bars and restaurants to its renowned cultural attractions, including the National Opera House and Wexford Arts Centre.

Bright & Spacious Apartment: A well-presented first-floor apartment featuring generously proportioned accommodation, two double bedrooms, an open fireplace, landscaped communal gardens and designated parking.

Viewing – Early viewing comes highly recommended. Contact Wexford Auctioneers Kehoe & Associates on 053-9144393.

**Kehoe
& ASSOC.**

Superb Town Centre Location

Ideally positioned in the heart of Wexford town, this attractive first-floor apartment is situated within a mature and private development of just 12 apartments. Enjoying an enviable location only a short stroll from Main Street, the property offers exceptional convenience, with an excellent selection of bars, restaurants, hotels, shops, boutiques and cafés all close at hand.

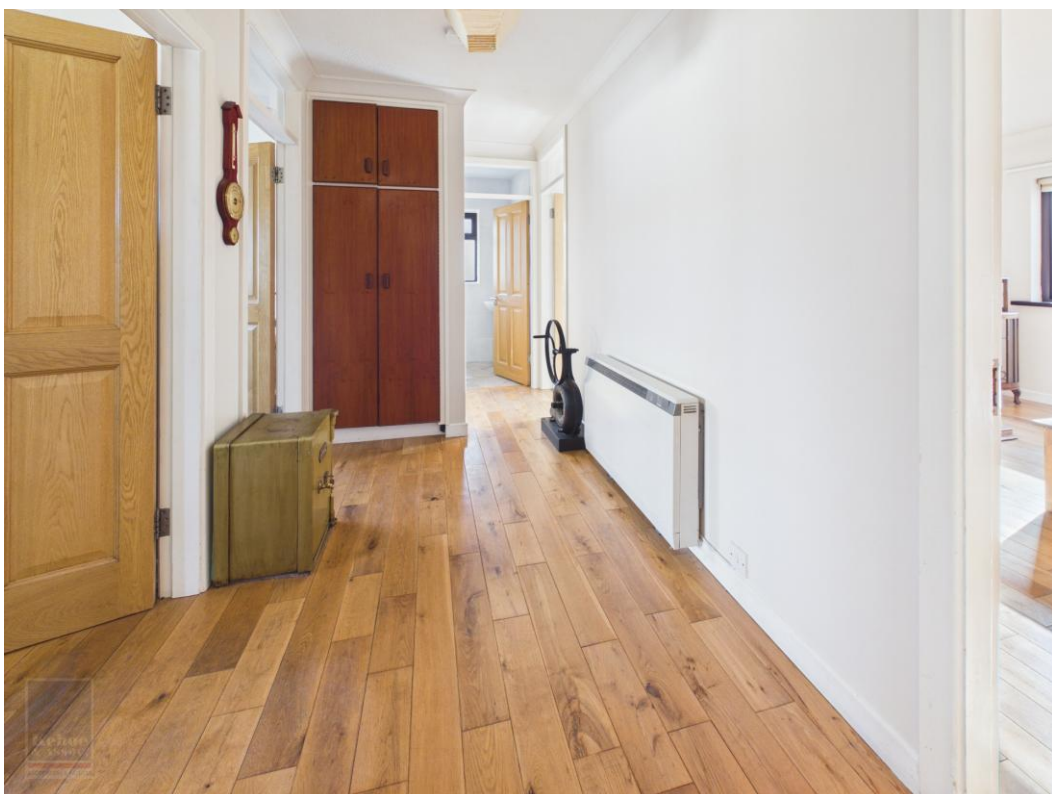
Wexford's cultural and historical attractions are quite literally on the doorstep, including the National Opera House, Wexford Arts Centre, Wexford Library and a number of nearby churches. The picturesque waterfront promenade, together with bus and rail services, is also within easy walking distance.

The apartment itself boasts bright, generously proportioned accommodation and is presented in good condition throughout. The layout comprises an entrance hallway, a spacious sitting room with open fireplace, kitchen, two double bedrooms and a shower room. A particularly useful storage closet is conveniently located on the landing.

Externally, the property benefits from a nicely landscaped communal garden, a designated outdoor bin storage area and an allocated parking space.

Offering an appealing combination of comfort, convenience and location, this property will undoubtedly attract interest from those seeking a permanent town centre residence, a weekend retreat in the sunny southeast, or a sound investment opportunity.

Early viewing is highly recommended to fully appreciate all that this property has to offer. To arrange a viewing appointment contact Kehoe & Associates on 053-9144393.





ACCOMMODATION

Entrance Hallway	4.46m x 1.83m	With timber floor and cloaks closet.
Kitchen	3.46mx 2.85m	With built-in floor and eye level units, hob extractor, oven, dishwasher, washing machine, fridge freezer, part tiled walls and timber floor.
Sitting Room	24.20m x 3.20m	With brick open fireplace, timber floor and built-in storage press. Hotpress with dual immersion.
Bedroom 1	3.62m x 3.44m	With built-in wardrobe.
Bedroom 2	4.18m x 2.40m	With built-in wardrobe.
Shower Room	1.90m x 1.82m	Fully tiled shower stall with electric shower, w.c. and w.h.b.

Total Floor Area: c. 61.87 sq. m. (c. 666 sq. ft.)



Features

- Prime town center location
- Mature, private development of just 12 apartments
- Bright & spacious two-bedroomed apartment

Outside

- Landscaped communal gardens
- Outdoor bin storage area
- Designated parking space

Services

- Mains electricity
- Mains water
- Mains drainage
- Electric heating

NOTE: Service Charge €1,000 per annum.

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

DIRECTIONS: Eircode Y35NY65



Building Energy Rating (BER): D BER No. 119859650

Energy Performance Indicator: 244.91 kWh/m²/yr

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

Selling Agent: Bernie Farrell

Contact No: 0872501492

Email: bernie@kehoeproperty.com

Kehoe & Assoc.,

Commercial Quay,

Wexford

053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



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