

# FOR SALE

AMV: €175,000

File No. c160.CWM



## 4 Holly Walk, Cromwells Fort Grove, Mulgannon, Wexford

- Newly refurbished 3 bedroom duplex apartment with own door access.
- Located in Mulgannon, within walking distance of all the amenities of Wexford Town.
- Superb rear garden and terrace to the front.
- Extending to c. 97 sq.m. / 1,044 sq.ft. with bright accommodation.
- Accommodation briefly comprises, entrance hallway, sitting room, kitchen/dining room, 3 bedrooms (master en-suite), family bathroom, guest w.c.

Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393

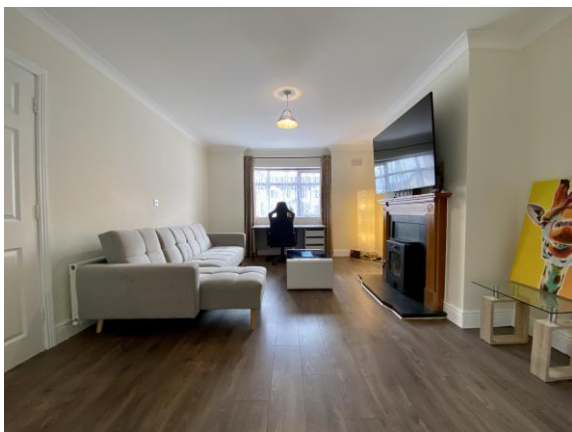


**Kehoe  
& ASSOC.**

## 4 Holly Walk, Mulgannon, Wexford

This newly refurbished 3 bed duplex apartment is situated in a mature private development I on the Mulgannon Road. This is a sought-after area, within walking distance of all the amenities of Wexford town, including shops, pubs, restaurants, primary & secondary schools, National Opera House, Arts Centre & The Quay Front. Adjacent to Tesco Supermarket and within easy walking distance of Wexford Golf Club. The property is presented with new flooring throughout and in good condition. It boasts a large east facing balcony with sea views and south-westerly facing rear garden. This property would make an ideal starter home for first-time buyers, investors or those seeking to trade down from a larger property.

To arrange a suitable viewing time contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393.

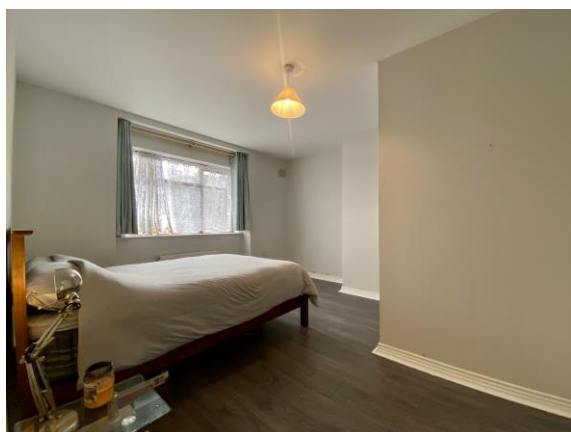




## Accommodation

Entrance Hallway	4.87m x 1.99m	With marble tiled floor, timber stairs to first floor.
Sitting Room	5.07m (max) x 3.79m	Timber laminate flooring, solid fuel inset stove on black tiled insert & timber surround. Coving, t.v. points, broadband.
Kitchen/Diner	5.88m x 3.20m	Marble tiled flooring, floor & eye level cabinets, counter space, stainless steel sink unit under window overlooking rear garden. Candy over, Whirlpool 4-ring hob with extractor fan overhead. Plumbed for washing machine and dishwasher. Space for large American style fridge-freezer. Door to outside with steps down to garden space.
Guest W.C.	2.03m x 0.77m	Marble tiled floor, w.h.b. with mirror overhead, w.c.
<b>Carpet Timber Stairs to First Floor</b>		
Landing	3.54m x 1.94m (max)	Carpet flooring, hatch to attic access. Hotpress with dual fuel immersion.
Master Bedroom	4.02m x 3.80m	Timber laminate flooring, built-in wardrobes.
En-suite	1.67m x 1.65m	Tiled flooring, tiled wall surround, corner shower stall with rainwater showerhead, w.h.b. with drawers underneath, mirror & light overhead, w.c.
Bedroom 2	3.67m x 2.76m	Timber laminate flooring, built-in wardrobes, large window overlooking rear garden.
Bedroom 3	3.02 m x 2.63m	Timber laminate flooring, large window overlooking rear garden.
Family Bathroom	1.94m x 1.76m	Tiled flooring, tiled wall surround, bath with rainwater shower overhead above, Satin black towel rail, w.h.b. with drawers underneath, mirror & light overhead, w.c.

**Total Floor Area: c. 97 sq.m. / 1,044 sq.ft.**



### FEATURES

- Walking distance to all amenities including schools & Tesco Supermarket.
- Newly re-furbished property, new flooring, refreshed doors, new door handles, new bathrooms throughout.

### SERVICES

- Mains water.
- Mains sewerage.
- Telephone
- Broadband
- OFCH

### OUTSIDE

- Morning coffee can be enjoyed on the front terrace with sea views
- Communal parking to the front.
- Own door access.
- Large rear garden in grass.
- Storage unit under external staircase.

**PLEASE NOTE:** The Management Company fee in 2021 was €642.

**DIRECTIONS:** From Wexford town proceed along The Quay, turning right at the traffic lights at The Talbot Hotel. continue pass Tesco supermarket and take the next left turn. Proceed up to the roundabout. Proceed through the roundabout into Cromwells Fort taking the first right turn for Cromwells Fort Grove. Proceed on through the development until you come to the Pain Relief Clinic on the left hand side. Keep left around the bend and Holly Walk is directly in front of you. The property for sale, No. 4 is a first floor 3 bed apartment on your right-hand side. Eircode: Y35 NX31







**Building Energy Rating (BER): C1      BER No. 110866589**  
**Energy Performance Indicator: 169.63 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**

**CATRIONA MURPHY**

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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