

FOR SALE

AMV: €145,000

File No. c160.LM



4 Holly Walk, Cromwells Fort Grove, Mulgannon, Wexford

- Excellent 3 bedroomed first / second floor apartment with own door access, rear garden and outdoor terrace to the front.
- Situated at Mulgannon, within walking distance of all the amenities of Wexford Town.
- Spacious and bright accommodation extending to c. 97sq.m. /1044 sq.ft.
- Ideal for first time buyer / investor purchase.
- Acc: entrance hallway, living room, kitchen/diner, 3 bedrooms, shower room, main bathroom & hotpress.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe
& ASSOC.**

4 Holly Walk, Mulgannon, Wexford

This excellent large 3 bed apartment is located at Mulgannon within walking distance of all the amenities of Wexford town. It is situated close to the Tesco Supermarket and it is an ideal property for first time buyers and investors alike. This property is presented in superb condition – freshly painted throughout. Spacious and bright accommodation with a large east facing balcony with lovely sea views, enabling a lovely spot for morning coffees. It represents an ideal opportunity for an investor to purchase an attractively maintenance free investment or an owner occupier to acquire a lovingly maintained duplex apartment in a great location.

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



Accommodation

Entrance Hallway	4.93m x 2.02m	With tiled floor covering.
Living Room	4.93m x 3.85m	With carpet floor covering, feature fireplace with stove and timber surround, large picture window overlooking front terrace.
Kitchen/Diner	5.73m x 3.25m	Newly fitted kitchen with fitted wall and floor units, integrated extractor fan, electrical appliances included, tiled floor. Door to rear garden.
WC		Guest toilet and sink.
Master Bedroom	4.66 (max) x 3.83 (max)	With carpet floor covering, fitted wardrobe.
En-suite	1.72m x 1.7m	Tiled shower stall and door wc and whb.
Bedroom 2	3.73m x 2.58m	With carpet floor covering, fitted wardrobe.
Bedroom 3	3.06 m x 2.67	With carpet floor covering.
Bathroom		With w.c., w.h.b., bath with Triton T90i shower.
Hotpress		With dual immersion water heater.

Total Floor Area: c. 97.6 sq m / 1044 sq ft



FEATURES

- Walking distance to all amenities including Tesco Supermarket.
- Property presented in pristine condition.
- Ideal first timer buyer / investors purchase.
- Management Company: c. €642 per annum.

SERVICES

- Mains water.
- Mains sewerage.
- Telephone
- ESB.
- OFCH

OUTSIDE

- East facing terrace to front with Sea Views
- Communal parking to front.
- Own door access.
- Large rear garden in grass, accessed via an external flight of steps.
- External storage unit under staircase.

PLEASE NOTE: Management Company – c. €642 per annum.

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/m²/yr

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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