

FOR SALE

AMV: €175,000

File No. E186.CWM



58 Melrose Court, Upper George's Street, Wexford Y35 X727

- Outstanding Wexford town centre location, steps away from the Main Street.
- Superbly presented 2-bedroom apartment, extending to c. 59 sq.m. / 635 sq.ft.
- Ground floor with own door access & one communal parking space.
- Popular gated development and well managed.
- Strong rental demand in the area.
- Acc. briefly comprises: entrance hallway, open plan living/ kitchen/dining room, two bedrooms and bathroom.
- Viewing is strictly by prior appointment with the sole selling agents only, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

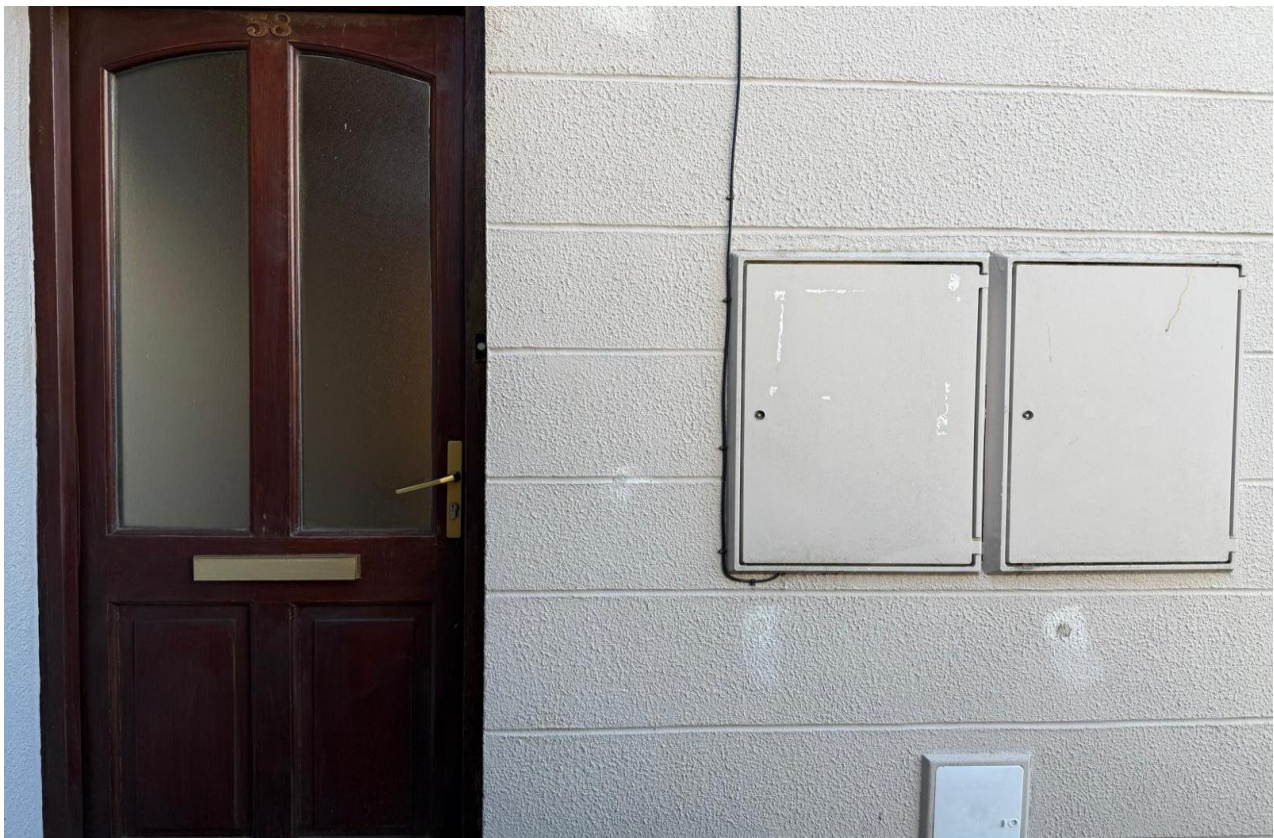
58 Melrose Court, Upper George's Street, Wexford Y35 X727

Kehoe & Associates are pleased to offer this two-bedroom apartment situated on the ground floor, steps from Wexford's Main Street. No. 58 Melrose Court is presented to the market in exceptional condition and located in one of the most desirable rental areas within Wexford town. This gated development is well-managed and includes one communal parking space. The property's location on Upper George's Street boasts an abundance of amenities readily accessible. The attractiveness of this property appeals to both investors and owner-occupiers, given the challenges of finding centrally located properties of this calibre.

Recent renovations have enhanced the property, including the installation of external wall cavity insulation, new radiators in the kitchen, dining, and living areas, as well as new flooring.

The inclusion of one allocated car parking space is a rare and valuable asset in Wexford Town Centre. This property represents an ideal opportunity for first-time buyers, investors, or those seeking to downsize from larger residences. The exceptional combination of its position, location, internal living space, and south-facing patio creates a compelling proposition. Early viewing is highly recommended.

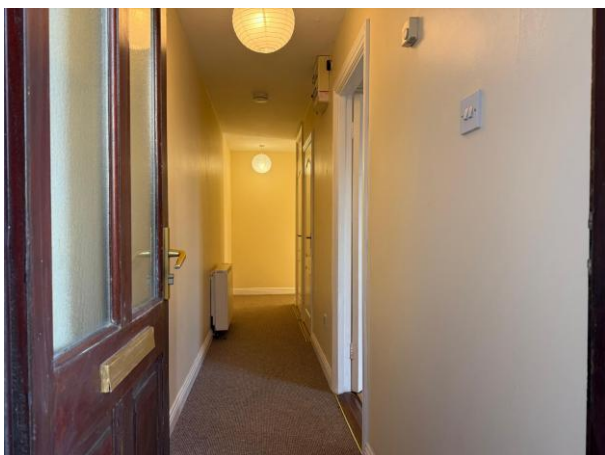
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ACCOMMODATION

Hallway	6.62m x 1.00m	New carpeted flooring, wall mounted storage heater, closet press and separate hot-press with ample storage space.
<i>L-shaped Living/Dining/Kitchen Area:</i>		
Living/Dining Area	4.78m x 3.11	Timber laminate flooring throughout, sliding patio doors leading out to the south easterly facing patio area, feature fireplace, ideal for an electric stove insert.
Kitchen Area	2.4m x 2.2m	Tiled floor with floor and eye level cabinets, under counter Belling fridge freezer, Candy electric oven, Belling four ring gas hob under extractor fan, Siemens washing machine, stainless steel sink and drainer with tiled splashback and ample counter space. Recently installed electric radiators.
Bedroom 1	3.81m x 2.90m	Timber laminate flooring, newly installed electric radiator, large window overlooking common green areas, electric points.
Bedroom 2	2.88m x 2.71m	Timber laminate flooring, large window overlooking common green area, electric points.
Family Bathroom	2.08m x 1.71m	Tiled flooring, bath with half wall tile surround, wall mounted T90 electric shower over bath recently installed, w.h.b with mirror and lighting overhead and w.c.

Total Floor Area: c. 59 sq.m / 635 sq. ft.)





Features

- Steps from Wexford Town Centre
- Ground floor with own door apartment
- Built in 1999
- 2 bedrooms, 1 bathroom
- Extending to c. 59 sq.m

Outside

- Own door access
- Private aspect
- One communal parking space
- Gated development

Services

- Mains Water
- Mains Electricity
- Electric heating
- External wall cavity insulated recently
- Fibre Broadband
- Pumped wall insulation

Please Note: Service Charge fees are circa €930 per year

Directions: Eircode: Y35 X727

Building Energy Rating (BER): C1 BER No. 118296813
Performance Indicator: 158.36 kWh/m²/yr

VIEWING: Strictly by prior appointment with the agents.
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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

