

FOR SALE

AMV: €250,000

File No.E342.CWM



4 The Gallops, Coolcotts Lane, Wexford Y35 H5FC

- Exceptionally well-located ground-floor, own-door two-bedroom apartment (approx. 85 sq.m / 914 sq.ft.).
- Fully refurbished in 2025 with new kitchen, bathrooms, and flooring throughout.
- Large enclosed rear outdoor area with south-facing patio and raised bed.
- Prime location adjacent to Scoil Mhuire and within walking distance of hospital and town amenities.
- Excellent transport links with bus stop nearby and residents' parking to the front.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393.



**Kehoe
& ASSOC.**

4 The Gallops, Coolcotts Lane, Wexford Y35 H5FC

This beautifully refurbished ground-floor, own-door two-bedroom apartment was upgraded in 2025 and offers spacious accommodation extending to approximately 85 sq.m (914 sq.ft.). The property features newly fitted bathrooms and kitchen, new flooring throughout, and is presented to the market in pristine condition.

To the rear, there is a large enclosed outdoor area with a south-facing patio and raised bed, providing an excellent private space. The property is presented in excellent condition throughout. To the front, there is residents' parking.



No. 4 The Gallops, Coolcotts, is exceptionally well located adjacent to Scoil Mhuire, a highly regarded primary school, and within a short stroll of Wexford General Hospital, Wexford County Council offices, and the Department of the Environment. This highly accessible location also benefits from a bus stop just steps away, with all amenities close at hand, including shops, hospital services, and sporting facilities.

This own-door, ground-floor apartment has much to offer, particularly its spacious rear outdoor area. Viewing is strongly recommended.

It is highly recommended, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.

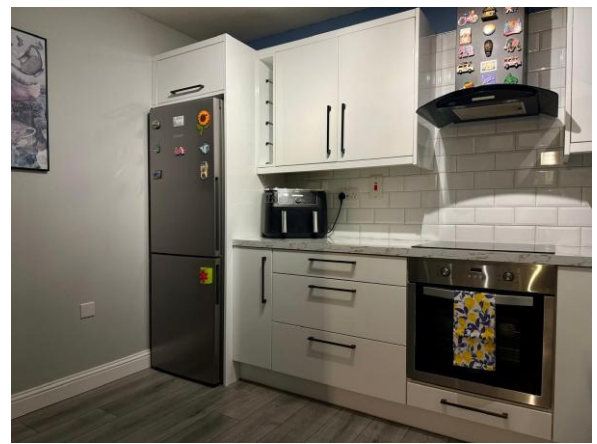




ACCOMMODATION

Entrance Hall	1.93m x 1.63m	Newly tiled flooring.
<i>Door leading through to:</i>		
Open Plan Living/Dining Area	6.59m x 5.25m	New flooring, new light fitting centrally located over the central dining table area, wall mounted electric points, wall mounted uplighters, sliding doors leading to front patio area, part easterly facing.
<i>Open alcove leading through to:</i>		
Kitchen	3.28m x 3.24m	Timber laminate flooring throughout, fully fitted kitchen newly installed in 2025, Bosch free standing fridge freezer, integrated Belling oven, Bosch four ring induction hob under Belling extractor fan, Samsung washing machine, sink and drainer, subway white tiled splashback and ample worktop space.
<i>From main living/dining area, corridor leading through to bedroom quarters:</i>		





ACCOMMODATION

Corridor	3.59m x 2.24m (max)	Newly laid laminate flooring throughout.
Family Bathroom	2.46m x 1.93m	Completely renovated in 2025. Tiled flooring, large walk- through shower with shower shelf and pressure pump shower and rainwater shower head, w.h.b with built in drawers underneath, wall mounted mirror and lighting and w.c.
Large Storage Press/Hot-press		Open shelves.
Bedroom 1	3.38m x 3.04m	Newly laid timber laminate flooring throughout, large window overlooking south facing patio.
Master Bedroom	4.11m (max) x 3.45m	Newly laid timber laminate flooring throughout, triple bay built in wardrobes. Door leading through to directly south facing rear garden and patio with raised bed area.
En suite	2.31m x 1.16m	Tiled flooring, floor to ceiling tile surround, enclosed pressure pump shower, w.h.b with built in cabinetry underneath, wall mounted mirror with built in cabinetry and w.c. All newly renovated in 2025.

Total Floor Area: c. 85 sq.m / 914 sq.ft







Features

- Waking distance to all amenities
- Own door ground floor apartment
- Two bedrooms, two bathrooms
- Extending to c. 85 sq.m

Outside

- Own door access
- South facing rear patio
- Enclosed rear garden area
- Residents parking to front

Services

- Mains water
- Mains Drainage
- Electric heating
- Fibre Broadband

Note: The annual service charge is in the region of €1,275 per annum which includes the maintenance and insurance of the common areas, building insurance and refuse. Please note this is an approximate figure based on previous years.

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 H5FC

In Wexford Town proceed along the Newtown Road until you come to Wexford General Hospital on your right-hand side. Turn left at the traffic lights and continue down to the first roundabout. Take the turn to the right and The Gallops is 100m up her on the right-hand side. The property for sale is a ground floor apartment – No. 4 The Gallops

Building Energy Rating (BER): C2 BER No. 107178816
Energy Performance Indicator: 179.19 kWh/m²/yr

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

Sales Agent
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