

FOR SALE

AMV: €115,000

File No. c610.LM



3 Holly Walk, Cromwells Fort Grove, Mulgannon, Wexford

- Excellent 2 bedroomed ground floor apartment with own door access
- Situated at Mulgannon, within walking distance of all the amenities of Wexford Town.
- Spacious and bright accommodation extending to c. 61 q.m. / 655 sq.ft.
- Ideal for first time buyer / investor purchase.
- Acc: entrance hallway, living room/dining room, kitchen, 2 bedrooms, shower room & hotpress
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe
& ASSOC.**

3 Holly Walk, Mulgannon, Wexford

This excellent 2 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. Spacious and bright accommodation. It represents an ideal opportunity for an investor to purchase an attractively maintenance free investment or an owner occupier to acquire a lovingly maintained apartment in a great location.

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



Accommodation

Entrance Hallway	1.44m x 1.29m	With timber floor covering.
Living Room/Dining Room	5.80m x 5.63m	With timber floor covering, feature fireplace with slate inset and timber surround, large picture window overlooking front area. Ceiling coving.
Kitchen	2.43m x 2.03m	Galley style kitchen with fitted wall and floor units, integrated extractor fan, electrical appliances included.
Bedroom 1	3.86m c 3.25m	With timber floor covering, fitted wardrobe, sliding door leading to enclosed outside area. South West Backing.
Bedroom 2	3.75m x 3.46m	With timber floor covering, fitted wardrobe.
Shower Room		With w.c., w.h.b., shower stall with mains shower, tiled shower stall and splashback.
Walk-in Hotpress/ Store off hallway		With dual immersion water heater.

Total Floor Area: c. 61 sq. m. (c. 655 sq. ft.)

**FEATURES**

- Walking distance to all amenities including Tesco Supermarket.
- Property presented in pristine condition.
- Ideal first timer buyer / investors purchase.
- Practically maintenance free.
- Management Company: c. €560 per annum.

SERVICES

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

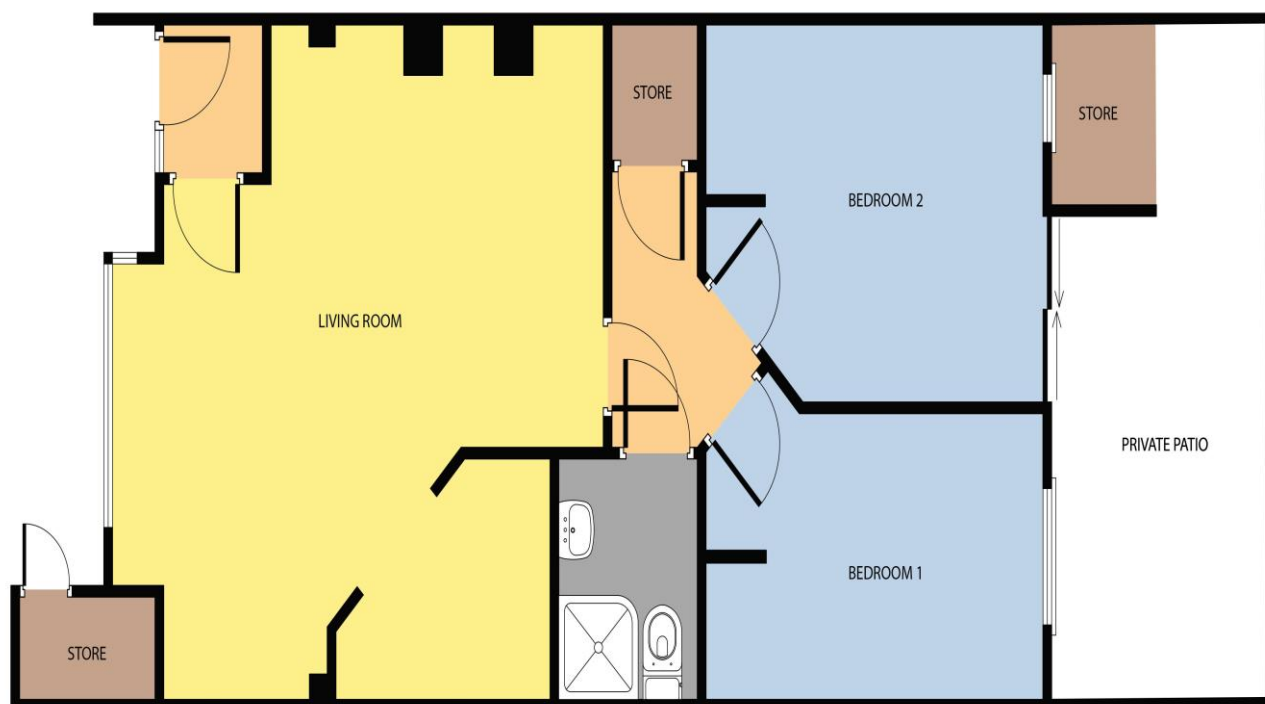
OUTSIDE

- Patio area to rear – private to apt.
- Service area including oil burner & oil tank.
- Communal parking to front.
- Own door access.
- Patio south/west facing.

PLEASE NOTE: Management Company – c. €560 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. 3 is a ground 2 bed apartment on your right hand side. Eircode: Y35 Y524

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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Building Energy Rating (BER): C3 BER No. 113417760

Energy Performance Indicator: 220.67 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393

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