

FOR SALE

AMV: €150,000 (Furnished)

File No. c636.BF

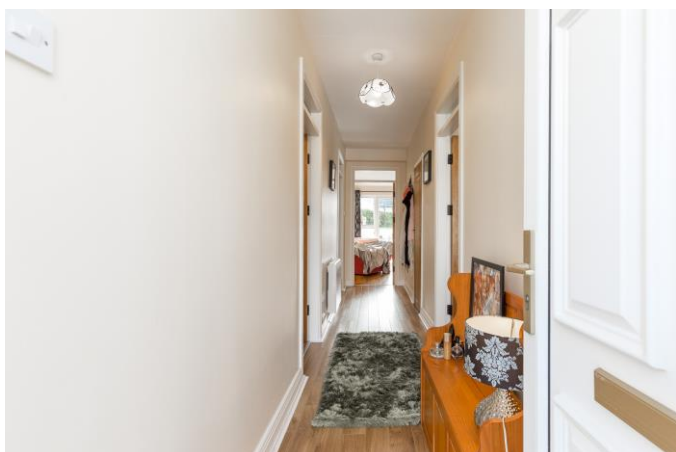


2 Fort Haven, Duncannon, Wexford

- Spacious 2 bedroomed ground floor apartment superbly located on the Main Street in the picturesque seaside village of Duncannon.
- A short stroll will take you to the quaint fishing harbour and magnificent 2km long sandy beach home to the Sand Sculpting Festival and Hooked Kitefest staged in August each year
- This well-appointed apartment represents the perfect lock-up-and-leave bolt-hole in the Sunny South East. Perfectly positioned on the ground floor with own door access, private patio area and ample communal parking to the rear.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393 or email sales @ kehoeproperty.com

2 Fort Haven, Duncannon, Co. Wexford

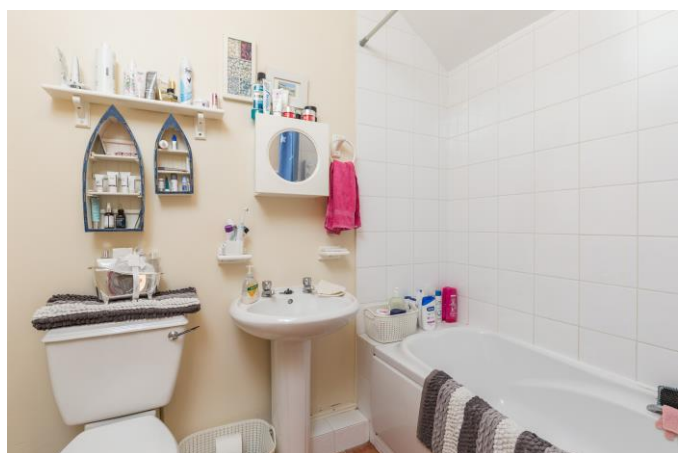
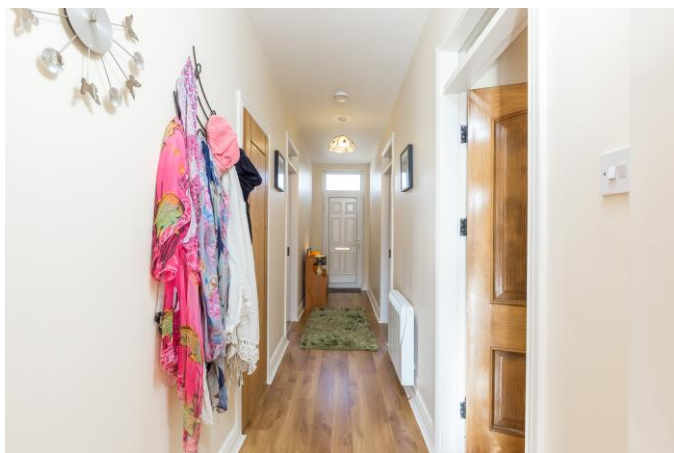
Spacious 2 bedroomed ground floor apartment superbly located on the Main Street in the picturesque seaside village of Duncannon. A short stroll will take you to the quaint fishing harbour and magnificent 2km long sandy beach home to the Sand Sculpting Festival and Hooked Kitefest staged in August each year. All village amenities including shop, hotel, restaurants, pub and church are literally on your doorstep. This beautiful coastal village is home to Duncannon Fort which houses an interesting Maritime/Military Museum, craft shops and café. Duncannon and the Hook Peninsula are steeped in history and astounding natural beauty from the fabulous coastline with stunning views, numerous sandy beaches to the unique attractions including the Hook Lighthouse, Loftus Hall and Dunbrody Abbey. This well-appointed apartment represents the perfect lock-up-and-leave bolt-hole in the Sunny South East. Perfectly positioned on the ground floor with own door access, private patio area and ample communal parking to the rear. The property has been well maintained, is presented in excellent condition and offered for sale furnished. Early viewing of this superbly located coastal property comes highly recommended. Contact Wexford Auctioneers Kehoe & Associates 053-9144393.



ACCOMMODATION

Entrance Hallway	6.34m x 1.18m	With laminate floor and hotpress with dual immersion.
Bedroom 1	2.70m x 4.00m	With built-in wardrobes and tiled floor.
Bedroom 2	4.04m x 2.31m	With built-in wardrobes and laminate floor
Bathroom	1.88m x 2.14m	Bath with electric shower over, w.c, w.h.b, part-tiled walls and tiled floor.
Open Plan Kitchen/ Living Room	6.61m x 4.88m	With built-in floor and eye-level units, integrated hob, extractor, oven, fridge and washing machine. Part-tiled walls, part-tiled floor, part-laminate floor and frech doors to outside.

Total Floor Area: c. 56 sq.m. / 607 sq.ft.



Features

- Excellent village centre location
- A short stroll from the fabulous sandy beach
- Convenient ground floor position
- Own door access
- Spacious accommodation

Outside

- Private patio area with sunny aspect
- Ample communal parking

Services

- Mains water
- Mains drainage
- Mains electricity
- Electric heating



PLEASE NOTE: Service charge €458 per annum. The property is offer for sale including electrical appliances and most of the furnishings.

VIEWING: Property must be viewed to be fully appreciated. Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393

DIRECTIONS: In Duncannon Village proceed up Main Street and the property is located on the right-hand side. For Sale Sign. Y34X778



Building Energy Rating (BER): **BER No.:**
Energy Performance Indicator: kWh/m²/yr

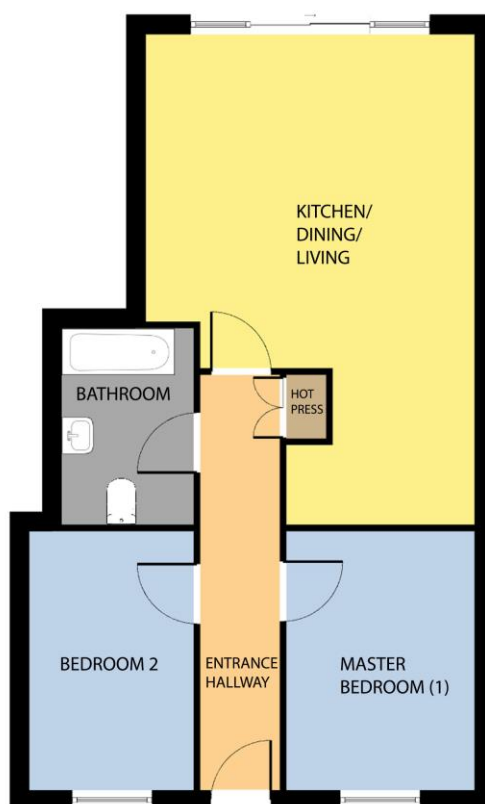
VIEWING: Strictly by prior appointment with the sole selling agents only.
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393
www.kehoeproperty.com
Email: sales@kehoeproperty.com



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

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 misstatement. 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.

COPYRIGHT: SHOWCASE IMAGES.IE

