

FOR SALE

Reserve: €155,000 (Fully Furnished)

File No. d341.CWM



Apt. 36 Melrose Court, Upper George's Street, Wexford

- Outstanding Wexford town centre location, steps away from the Main Street.
- Superbly presented 2-bedroom apartment, extending to c. 62.5 sq.m. / 673 sq.ft.
- Ground floor with own door access & two communal parking spaces.
- Popular gated development and well managed.
- South-west facing suntrap patio to the rear.
- 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.**

Apt. 36 Melrose Court, Upper George's Street, Wexford

Kehoe & Assoc. are proud to present this 2-bedroom, ground floor apartment within steps of Wexford's Main Street. No. 36 Melrose Court is presented to the market in superb condition, situated in one of the most sought-after rental locations in Wexford town. This gated development is well-managed and the apartment offers two communal parking spots. The location on Upper George's Street benefits from every imaginable amenity being available on your doorstep. Investors and owner occupier attraction here, know it is exceedingly difficult to get properties as central and well located as this. Rental values are circa €900 per month.

There are two allocated car parking spaces, which is a rare and valuable commodity in Wexford Town Centre. This is an ideal property for a first-time buyer, an investor or those seeking to trade-down from larger homes. The combination of position, location and internal living space and south facing patio will be very difficult to beat. We highly recommend early viewing.

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ACCOMMODATION

Entrance Hallway	1.60m x 1.53m	Tiled flooring.
Hallway	7.25m x 1.01m	Carpeted flooring, storage closet, hotpress with ample storage space.
Open Plan Kitchen/ Living/Dining Area	.03m (max) x 4.85m (max)	Living Area: Timber laminate flooring, feature electric fireplace with timber surround, t.v. & electrical points and Siro Broadband point. Kitchen: tiled flooring, floor & eye level cabinets, newly installed Belling electric oven & 4-ring Belling hob and extractor fan overhead. Ample counter space with single drainer stainless steel sink and tiled splashback, surround. Undercounter Beko washing machine and Normende dryer. Free-standing Belling fridge.
Master Bedroom	3.84m x 2.98m	Carpeted flooring, electrical points, door access to south-facing patio.
Bedroom 2	2.90m x 2.74m	Timber laminate flooring, window overlooking rear patio sun trap
Bathroom	2.07m x 1.70m	Tiled flooring, enclosed tiled shower stall with Triton T90zr electric shower, w.h.b. with mirror, w.c.

Total Floor Area: c. 62.5 sq.m. / c. 673 sq.ft.





Features

- Steps from Wexford's Main St.
- Ground floor with own door access.
- 2-bedroom, 1 bathroom
- Extending to c. 62.5 sq.m.
- Triple glazed windows.

Outside

- Southwest facing patio
- Own door access
- Private aspect overlooking communal green
- Two communal parking space
- Gated development

Services

- Mains Water
- Mains Electricity
- Electrical heating
- Nuair Ventilation system – homeanddry.ie/piv

Please Note: Service Charge fees are circa €880 per year
Rental Income: c. €900 per month

Directions: Eircode: Y35 EH64



Building Energy Rating (BER): C1 BER No. 107053324
Energy Performance Indicator: 173.76 kWh/m²/yr

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Sales Agent
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