

# FOR SALE

AMV: €127,500

File No. d447.CWM



## Apt. 3 Melrose Court, Upper George's Street, Wexford

- Outstanding Wexford town centre location, steps away from the Main Street.
- Superbly presented 1-bedroom apartment, extending to c. 40 sq.m. / 430 sq.ft.
- Ground floor with patio area & one communal parking space.
- Popular gated development and well managed.
- West facing suntrap patio.
- Strong rental demand in the area.
- Acc. briefly comprises: entrance hallway, open plan living/ /dining area, kitchenette, 1 bedroom 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. 3 Melrose Court, Upper George's Street, Wexford**

No. 3 Melrose Court is an excellent ground floor apartment presented to the market in mint condition throughout featuring well laid out bright accommodation comprising of one double bedroom, a spacious dining lounge with kitchenette and newly refurbished bathroom. The apartment has the benefit of sliding doors to a west facing enclosed patio extending to c. 12.5 sq.m.

It is located in a sought-after and established complex in the heart of the town centre, which is a very short stroll to the Main Street and the Quays. The main N25 & N11/M11 are easily accessed also. This property offers an excellent opportunity for those seeking to acquire a premium investment opportunity or a very central well-presented apartment, ideal starter / permanent home / solid investment which is excellent value for money.

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## ACCOMMODATION

Entrance Hallway	2.80m x 0.95m	Carpeted flooring, storage closet / hotpress.
Dining & Lounge	4.29m x 3.57m	Carpeted flooring, t.v. point, electrical points, open fire with an electric stove insert & timber surround. Two - seater couch, table and three chairs. Sliding doors to the west facing patio.
Kitchenette	2.75m x 1.82m	Tiled flooring. Fully fitted kitchen, floor and eye level presses, stainless steel sink & drainer, counter space, part-tiled walls. All whites goods remaining to include Ignis electrical oven, Whirlpool, Schott Ceran four ring electric hob and extractor fan, Whirlpool washing machine and Belling under counter fridge.
Bedroom	3.20m x 2.70m	Timber laminate flooring, electrical points and window overlooking patio. Double wardrobe and bed base.
Bathroom	1.76m x 1.70m	Newly refurbished. Fully tiled, enclosed shower with an electric Mira Vigour power shower, w.h.b. with drawers underneath, mirror and lighting overhead.

**Total Floor Area: c. 40 sq.m. / c. 430 sq.ft.**





## Features

- Town Centre Location
- 1 Bedroom, 1 bathroom
- Extending to c. 40 sq.m.
- Excellent Condition
- Solid rental investment

## Outside

- Steps away from the Main Street
- Gated Community
- Single parking space
- West facing patio

## Services

- Mains Water
- Mains Drainage
- Electric Heating
- Fibre Broadband available
- Nuair Ventilation System

**Please Note:** Management fees in 2022 was €883 which covers the building insurance, refuse bins, maintenance and security barrier.

**Potential rental income:** €800 per month

**Directions:** Eircode: Y35 DA50



**Building Energy Rating (BER): E2**      **BER No. 106027592**  
**Energy Performance Indicator: 352.09 kWh/m<sup>2</sup>/yr**

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

## Sales Agent

**CATRIONA MURPHY**

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## Kehoe & Assoc.,

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