

FOR SALE

AMV: €245,000

File No. d345.CWM



27 Redmond Cove, Wexford

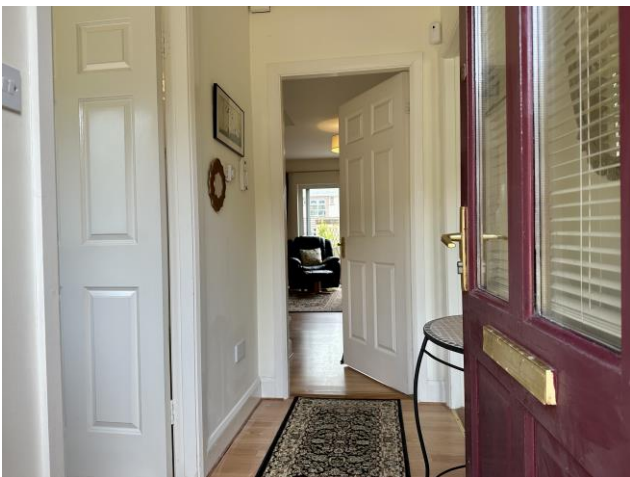
- Excellent 2-bed / 2-bath mid-terrace property extending to c. 87 sq.m. / 936 sq.ft.
- Unbeatable town location adjacent to Wexford Harbour Boat & Tennis Club and 5 minutes walk to Wexford's main thoroughfare.
- Off street parking for 2 vehicles and an enclosed rear patio area.
- Property suitable for a wide range of purchasers.
- Acc. comprises: entrance hallway, bedroom, bathroom, storage press and an open plan kitchen/dining/living on the ground floor with the master bedroom and ensuite on the first floor.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 914439

27 Redmond Cove, Wexford

Description: Nestled in the heart of one of Wexford Town's most sought after addresses, this delightful 2-bedroom mid terrace property offers a unique opportunity to embrace a vibrant urban lifestyle while enjoying the calm of a settled residential community. Within walking distance to Wexford Town's main thoroughfare and the picturesque quayfront of Wexford Harbour, this property presents a truly enviable living experience. The property is adjacent to Wexford Harbour Boat & Tennis Club and walking distance to GAA Clubs, Wexford Wanderers Rugby Club and Wexford Bus & Rail stations. Wexford General Hospital, Wexford County Council and a selection of both primary and secondary schools are within 2km of this property.

Internally, the accommodation extends to c.87 sq.m. / 936 sq.ft. The ground floor features a well-appointed bedroom, bathroom, storage room and an open-plan kitchen/dining and living area. On the first floor, you'll find a roomy master bedroom with an ensuite. The dormer window alcove, with a southern aspect, creates a perfect corner for a productive home office, especially suited for those now working remotely. French doors from the living area lead to an enclosed rear patio area with a pedestrian access gate. There is off street parking for two vehicles at the front of the property.

27 Redmond Cove would make a perfect property for anybody downsizing, first-time buyers or investors alike. This excellent property holds great potential for its next lucky owners. For further details and appointment to view contact Wexford Auctioneers Kehoe & Assoc. 053 9144393



ACCOMMODATION

| | | |
|--|------------------------|---|
| Entrance Hallway | 2.23m x 1.16m | With laminate floor. |
| Family Bathroom | 2.22m x 2.00m | With tiled floor, w.c., w.h.b. and bathtub with tiled surround. |
| Open Plan Living, Dining and Kitchen: | | |
| Living Area | 6.07m x 4.06m (max) | With laminate flooring, gas fireplace, staircase to first floor and French door to back patio area. |
| Kitchen/Diner | 4.01m x 2.46m | With tiled floor, floor and eye level units, tiled splashback, gas oven, gas hob and plumbed for washing machine. |
| Hotpress | | |
| Bedroom 2 | 4.29m x 3.17m | With laminate floor. |
| First Floor | | |
| Landing | 1.80m x 1.03m | With carpet floor. |
| Master Bedroom | 4.96m x 4.59m | With timber floor and ensuite. |
| Ensuite | 2.06m x 1.82m | With tiled floor, w.c., w.h.b. and triton t90 XR shower with tiled surround. |

Total Floor Area: c. 87 sq.m. (c. 936sq.ft.)







Features

- Presented in excellent condition.
- Ready for immediate occupation.
- Adjacent to Wexford Harbour Boat & Tennis Club.
- Ground floor bedroom & bathroom.
- Accommodation extending to c. 87 sq.m. / 936 sq.ft.

Outside

- Off street parking.
- Enclosed low maintenance rear patio area.
- Unbeatable town location.
- Walking distance to all amenities.

Services

- Gas fired central heating.
- Mains water.
- Mains drainage.
- ESB.
- High speed broadband available.

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

DIRECTIONS: From Wexford Town proceed out Redmond Road heading towards The Boat Club. The entrance to Redmond Cove is approximately 200m before The Boat Club on the left hand side. Continue straight to the back of the development and 27 Redmond Cove is on the right hand side (For Sale Board). **EIRCODE: Y35 R1H9**

Building Energy Rating (BER): C2 BER No. 103424941

Energy Performance Indicator: 193.88 kWh/m²/yr

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

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These particulars are issued for guidance purposes only and do not form part of any contract and are that all negotiations regarding this property will be conducted through this firm. PRA No. 002141