

FOR SALE

AMV: €270,000

File No.d563. BK



16 Redmond Cove, Redmond Road, Wexford Town

- Immaculate 3-bed / 2-bath mid-terrace property extending to c. 95 sq.m. / 1,023 sq.ft.
- Unbeatable town location adjacent to Wexford Harbour Boat & Tennis Club and 5 minutes' walk to Wexford's main thoroughfare.
- Upgrades include: Newly fitted Cedarwood kitchen & pantry, new smart heating system(zoned), new water cylinder, new rear patio, new carpets and laminate flooring.
- South facing rear aspect with rear access convenient for refuse collection.
- Property suitable for a wide range of purchasers.
- Acc. briefly comprises: entrance hallway, sitting room, kitchen / dining area, utility room, guest wc at ground level, with 3 bedrooms (master ensuite) and a family bathroom on the first floor.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393

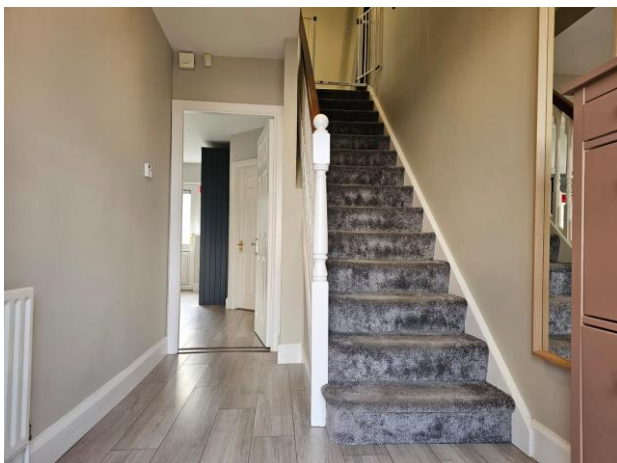


**Kehoe
& ASSOC.**

16 Redmond Cove, Redmond Road, Wexford Town

Description: 16 Redmond Cove is positioned in a quiet cul-de-sac in one of Wexford Town's most sought after addresses. This delightful 3-bed terraced 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 quay front of Wexford Harbour, this property presents a truly enviable living experience. 16 Redmond Cove is adjacent to Wexford Harbour Boat & Tennis Club and a short walking distance to GAA Clubs, Wexford Wanderers Rugby Club and Wexford Bus and Rail Station. Wexford General Hospital, Wexford County Council Offices and a selection of both primary and secondary schools are all within 3km.

This fantastic property is presented to market in pristine condition. The property has been upgraded at intervening stages over the past 2 years including a new kitchen, rear patio area, smart heating system (zoned) and a water cylinder. New carpets and laminate flooring were also fitted throughout the property. No.16 is a mid-terraced property in a block of three that has the added benefit of a rear access door. The downstairs layout of the property has also been altered, now boasting double doors from the kitchen into the living room. Views of the estuary can be seen from the sitting room and upstairs bedrooms. The ground floor accommodation includes a sitting room with solid fuel stove, double doors leading to the kitchen / dining room, a utility room and a guest wc. Upstairs there are three bedrooms (master ensuite) and a family bathroom. 16 Redmond Cove would make a perfect property for anybody downsizing, a first-time buyer or an investor alike. This is an excellent town property in turn-key condition with rear access, viewing comes highly recommended.







ACCOMMODATION

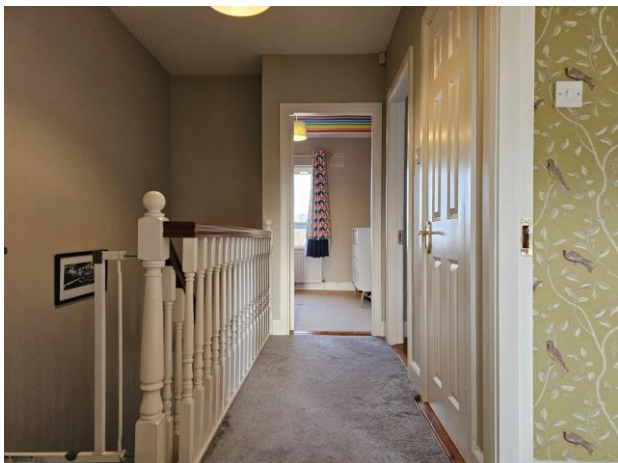
Ground Floor

Entrance Hallway	3.32m x 1.96m	Laminate flooring, staircase to first floor
Sitting Room	4.57m x 3.54m	Carpet floor, inset solid fuel stove, water views, double doors into kitchen/dining room
Kitchen/Dining Room	3.86m x 3.82m	Laminate floor, newly fitted Cedarwood kitchen and pantry, extensive floor and eye level units, electric oven and hob with extractor fan, built in fridge/freezer, plumbed for dishwasher, door to rear patio area
Utility	3.08m x 1.65m	Tiled floor, plumbed for washing machine and dryer
Guest WC	1.67m x 0.96m	Tiled floor, w.c., w.h.b.

First Floor

Landing	3.20m x 1.01m	Carpet floor, stira staircase to floored attic. Hot press underneath landing
Family Bathroom	2.22m x 2.08m	Tiled floor, w.c., w.h.b., bath with tile surround and Triton AS2000XT power shower
Bedroom 2	3.47m x 3.28m	Carpet floor, built in storage unit with shelving
Bedroom 3	2.93m x 2.38m (max)	Carpet floor and water views
Master Bedroom	4.28m x 3.14m (max)	Carpet floor, built in storage unit, water views
Ensuite	2.51m x 1.69m (max)	Tiled floor, w.c., w.h.b., shower stall with tiled surround and Triton T90Z electric shower

Total Floor Area: c. 95 sq.m. / 1,023 sq.ft.





Features

- Presented in excellent condition
- Tastefully decorated throughout
- Extensive works completed within the past 2 years
- Adjacent to Wexford Harbour Boat & Tennis Club
- Accommodation extending to c. 95 sq.m. / 1,023 sq.ft.
- Rear access refuse collection
- Water views

Outside

- Enclosed rear lawn area
- Rear patio area
- South facing rear aspect
- Unbeatable town location
- Walking distance to all amenities
- Ample communal parking

Services

- Gas fired central heating(Smart system, zoned)
- Mains water
- Mains drainage
- ESB
- High speed broadband available
- Fully alarmed

NOTE: Management fees in 2023 - €480. The management company is Falcondale Property Management Services.

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. Take the first right in Redmond Cove and proceed to the end of the cul-de-sac. 16 Redmond Cove is directly in front of you (For Sale Board). EIRCODE: Y35 W0D1



Building Energy Rating (BER): D1 BER No. 110037074

Energy Performance Indicator: 259.62 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 issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRA No. 002141

