

FOR SALE

AMV: €160,000

File No. c808.BF



75 College Green, Summerhill, Wexford

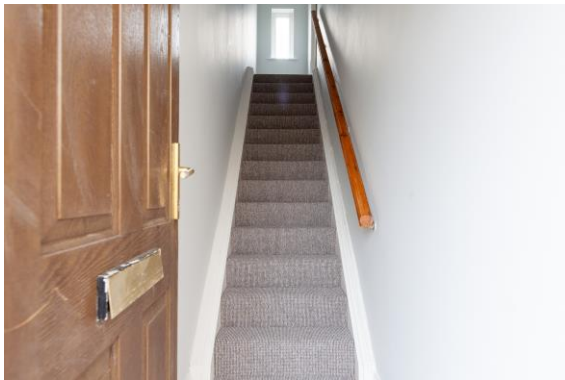
- Spacious 2 bedroom first floor apartment with own door access, nicely positioned in this mature private development on Summerhill in Wexford Town. Only a short stroll from the town centre with its wealth of amenities on offer
- Entry via own door access at ground floor level with an internal staircase leading to the generously proportioned accommodation which briefly comprises living room with open fireplace, kitchen, 2 double bedrooms (one ensuite) and bathroom
- Early viewing of this conveniently located apartment comes highly recommended. Contact Wexford Auctioneers Kehoe & Associates 053-9144393

75 College Green, Summerhill, Wexford

Description: Spacious 2 bedroom first floor apartment with own door access, nicely positioned in this mature private development on Summerhill in Wexford Town. Only a short stroll from the town centre with its wealth of amenities on offer, including shops, restaurants, pubs, National Opera House, Arts Centre and Fabulous Waterfront. Located beside the SETU Campus, and within walking distance of primary schools, secondary schools and some excellent childcare facilities.

The property has been freshly decorated and is presented to the market in good condition throughout. Entry via own door access is at ground floor level with an internal staircase leading to the generously proportioned accommodation which briefly comprises living room with open fireplace, kitchen, 2 double bedrooms (one ensuite) and bathroom. Ample communal parking and landscaped green areas.

75 College Green would make an excellent starter home or investment opportunity, it would also be an ideal choice for anyone seeking a weekend retreat in Wexford Town. Early viewing of this conveniently located apartment comes highly recommended. Contact Wexford Auctioneers Kehoe & Associates 053-9144393.



ACCOMMODATION

Entrance Hallway		With stairs to first floor level.
Sitting Room	5.23m x 4.50m	With feature cast iron open fireplace and laminate floor.
Kitchen	4.23m x 2.57m	With built-in floor and eye level units, hob, extractor, oven, washing machine and fridge freezer.
Inner Hallway	1.91m x 1.12m	
Bathroom	1.92m x 1.66m	With bath, w.c., w.h.b. and tiled floor,
Bedroom 1	2.81m x 2.82m	With built-in wardrobe, laminate floor and ensuite.
Ensuite	2.81m x 0.76m	Tiled shower stall with electric shower, w.c., w.h.b., and tiled floor.
Bedroom 2	2.66m x 2.80m	With built-in wardrobe and laminate floor.

Total Floor Area: c. 68.19 sq.m. (c. 733 sq.ft.)



Features

- Mature private development
- Convenient town centre location
- Presented in good condition
- Spacious well laid out accommodation

Outside

- Ample communal parking
- Landscaped green areas

Services

- Mains electricity
- Mains drainage
- Mains water
- GFCH

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

DIRECTIONS: Eircode Y35AP60



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.

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Building Energy Rating (BER): C2 BER No. 117571125

Energy Performance Indicator: 192.1 kWh/m²/yr

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

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