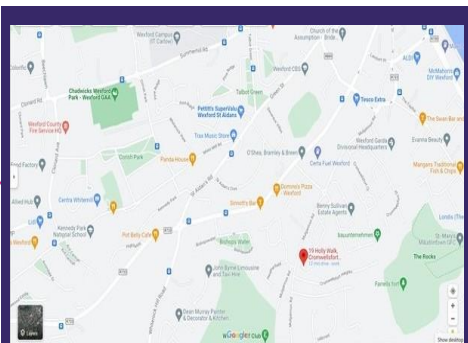


Price €140,000.00
2 Bedrooms - Apartment

Bernadette Denby
AUCTIONEER VALUER & ESTATE AGENT



BER D1



19 Holly Walk Cromwellsfort Wexford Y35 EE7N

Super ground floor two bedroom apartment located in the well known development at Cromwellsfort Wexford.

No 19 Holly Walk comes to the market with oil fired central heating, double glazed timber framed windows and doors, spacious living/dining and kitchen with large bay window to the front and patio door from Bedroom 2 to enclosed paved patio area.

The property is wheelchair accessible and to the front there is a small storage fuel shed and the enclosed paved patio area to the rear has ample room for a small table and chairs, clothes line, oil tank and burner.

This is the perfect retirement or starter home with footpath access directly out onto Mulgannon Road which means Tesco Extra on the Distillery Road Wexford is only an 800 metre walk. Wexford Golf Club is 500 metres away where you can enjoy a round of golf or if it's just a relaxing drink and some good food the 19th hole awaits on the 1st floor where you can enjoy beautiful views of Wexford from the golf club's bar/restaurant.

A stroll down to Wexford's main shopping thoroughfare will take you about 15/20 minutes and amenities such as primary and secondary schools are all within easy walking distance of the apartment.



PSRA: 003908

Kilmisten, Castlebridge, Co Wexford Y35CH52
& New Work Junction Clonard Wexford
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Entrance Hall

1.33m (4'4") x 1.3m (4'3") Solid wood timber door with double glazed panels opens up to hall with ceramic tiled floor and door to:-



Living/Dining

5.91m (19'5") x 5.74m (18'10") Large bay window to the front, open fireplace with timber surround, tv point and laminate timber flooring, arch to:-



Kitchen Area

2.44m (8'0") x 1.2m (3'11") With eye and waist level fitted presses, stainless steel sink, extractor, electric cooker, washing machine and fridge, splash back wall tiles and ceramic floor tiles.



Back Hall

2.22m (7'3") x 1.08m (3'7") With laminate timber flooring and door to large walk in hotpress

Shower room

2m (6'7") x 1.58m (5'2") Tiled shower stall with mains water shower, w.h.b. with shaver light and splashback tiles, w.c and ceramic floor tiles.



Bedroom 1

3.77m (12'4") x 2.52m (8'3") To the rear with lovely views looking in the direction of Wexford Harbour, floor to ceiling fitted wardrobes and laminate timber flooring

Bedroom 2

3.96m (13'0") x 3.29m (10'10") To rear of property with lovely views towards Wexford Harbour, floor to ceiling fitted wardrobes, patio doors to paved patio area, laminate timber flooring



Patio Area

6m (19'8") x 3m (9'10") Lovely private paved patio area. The oil tank and burner are located to one end of the patio area

Services

Mains esb, water & sewerage, oil fired central heating, double glazed teak windows and doors.



Annual Service Charge

Current €502.00 approximately

Features

- Ground Floor Two Bed Apartment
- Oil Fired Central Heating
- Spacious living/dining & kitchen
- Conveniently located close to all amenities
- Wheelchair accessible
- Private paved patio to rear



Directions

Driving - coming from Wexford Bridge direction head along Wexford Quay and turn right just before Talbot Hotel onto the R733 continue on this road for 1.4km turning left at O'Shea Bramley Breen Veterinary Practice, drive up and straight through roundabout into Cromwellsfort, and take first road to right follow on this road until you come close to the top of the hill and you will see a sign "Holly Walk" and turn into the right and the property is located on your right hand side and marked with a For Sale Sign. Eircode Y35 EE7N



BER No:

114580285



Viewings

Strictly by appointment, 24 hours' notice required for this property.

Note: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied upon as a statement or representation of fact. 2. The vendor does not make or give nor is Bernadette Denby Auctioneer Valuer & Estate Agent or her staff authorised to make or give any representation or warranty in respect of this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and contract of sale the latter shall prevail. We do not hold ourselves responsible for any expense incurred in inspecting this property should it not be suitable already let, sold or withdrawn from sale.