FOR SALE

AMV: €220,000 **File No.E463.CWM**



55 Melrose Court, Wexford
Y35 NH67

- **Attractive three-bedroom duplex apartment extending to approximately 85 sq. m. / 915 sq. ft.**
- **Prime town centre location within walking distance of Wexford's Main Street and all amenities.**
- **Spacious sitting room with electric fireplace and sliding doors leading to a balcony.**
- **Main bedroom with ensuite, two additional bedrooms and family bathroom.**
- **Upgraded electric heating to living areas and an excellent B3 BER rating.**
- **To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393**

SOCIETY OF CHARTERED SURVEYORS IRELAND

RICS

Kehoe & ASSOC.

55 Melrose Court, Wexford
Y35 NH67

'Spacious Three-Bedroom Duplex Apartment in a Prime Town Centre Location'

Kehoe & Assoc. are delighted to present No. 55 Melrose Court to the market. This attractive three-bedroom duplex apartment enjoys an enviable location within walking distance of Wexford town centre and an extensive range of local amenities.

Situated within this well-established residential development, the property offers spacious and well-proportioned accommodation extending to approximately **85 sq. m. (915 sq. ft.)**.

Built in 1999, the apartment is presented as an ideal opportunity for both owner-occupiers and investors seeking a centrally located property with excellent convenience and accessibility.



The accommodation is thoughtfully arranged over two floors. On entering, a welcoming hallway leads to a comfortable sitting room featuring an electric fireplace and sliding doors opening onto a private balcony, providing a pleasant space to relax. The kitchen/dining area offers ample room for everyday dining and entertaining, with a dishwasher included.

The first-floor accommodation comprises three bedrooms, including a main bedroom with ensuite facilities, together with a family bathroom featuring a Velux roof window, allowing natural light to flood the space. A hot press provides additional storage.

The property benefits from upgraded electric heating in the living areas and achieves an impressive BER rating of B3, offering improved energy efficiency.

Melrose Court is ideally positioned within easy walking distance of Wexford's Main Street, shops, cafés, restaurants, schools and a host of other everyday amenities. Its convenient town centre setting makes this an appealing choice for those seeking a comfortable home or a sound investment opportunity.

Viewing is highly recommended to appreciate the accommodation, convenience and location this property has to offer, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.





ACCOMMODATION

Entrance Hall	3.98m x 1.84m	Recently refurbished timber laminate flooring. Newly installed electric wall mounted heaters.
Door through to:		
Sitting Room	9.97m x 9.92m	Carpeted flooring throughout, feature fireplace with insert electric fire, sliding patio doors leading to outside terrace.
Outside Terrace	5.98m x 2.01m	
From the Entrance Hall, door leading through to:		
Open Plan Kitchen/Dining Room	5.86m x 3.07m	Kitchen Area: Lino flooring, fully fitted with floor and eye level cabinets, Zanussi dishwasher, electric oven with four ring hob and extractor fan overhead, Indesit washing machine, stainless steel sink and drainer under window overlooking tree lined and common area views, tiled splashback throughout with ample worktop space, newly installed electric wall mounted heather. Dining Area: Timber laminate flooring recently refurbished with two windows overlooking the greens and tree lines of the adjacent development.
Timber carpeted staircase leading to:		











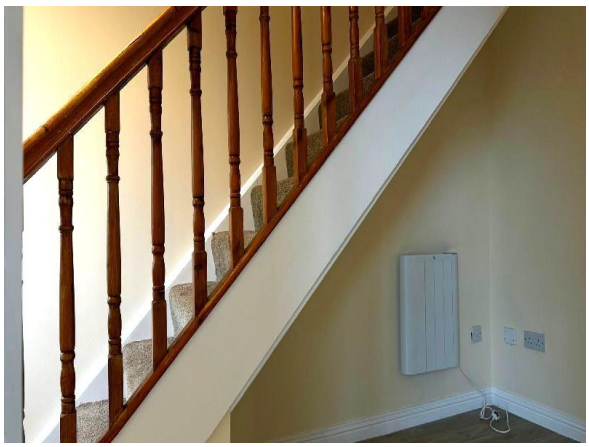


ACCOMMODATION

First Floor

Landing Area	3.71m x 1.70m	Carpeted flooring, door to hot-press with insulated tank, open shelves and ample storage space.
Master Bedroom	4.78m x 2.90m	Carpeted flooring, wall mounted electric heater, large window overlooking common green areas of the development, Rowe Street Church spire and water views extending to The Raven and Curracloe shores.
Ensuite	1.90m x 1.83m	Tiled flooring, floor to ceiling tile surround, enclosed shower with Triton T90 sr, w.h.b and w.c. with wall mounted electric heater.
Bedroom 2	3.32m x 2.35m	Carpeted flooring, large window overlooking common green areas and tree lined view.
Bedroom 3	2.45m x 2.36m	Carpeted flooring, large window overlooking common green areas and tree lined view.
Family Bathroom	2.08m x 1.70m	Lino flooring, bath with tiled surround, wall mounted shower head, Velux overhead, w.h.b with mirror and lighting, wall mounted mirror shelving and w.c.

Total Floor Area: c. 85 sq. m. / 915 sq. ft.















Features

- Attractive three-bedroom duplex apartment
- Prime town centre location
- Extending to approximately 85 sq. m. (915 sq. ft.)
- Built in 1999

Outside

- Sliding doors to balcony terrace
- Walking distance to Wexford's Main Street and all amenities
- Own door access
- One communal parking space
- Gated development

Services

- Mains water
- Mains drainage
- Electric heating throughout
- Siro Broadband

Management Fee: In 2026 the fees were €1,200 per year refuge bins, block insurance, gated access, exterior painting, general upkeep of the grounds and management costs.

Rental Rate History: RTB Number RT1117-01276368 at a rate of €1,000 per month.

Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: **Eircode: Y35 NH67**



Building Energy Rating (BER): B3 BER No. 119410520
Energy Performance Indicator: 136.94 kWh/m²/yr

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



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