

# FOR SALE

AMV: €145,000

File No. c442.CM



## No. 18 Goodtide Harbour, Batt Street, Wexford

- Excellent 2 bed apartment has wonderful water views.
- Only 10 minutes' walk from The Talbot Hotel and town amenities.
- Acc. briefly comprises: entrance hallway, internal staircase to SF, landing area, kitchen/dining/living room, 2 bedrooms (1 en-suite), bathroom.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe  
& ASSOC.**

Located at Goodtide Harbour, this excellent 2 bed apartment has wonderful water views. There is a balcony off the living area looking directly onto the Slaney Estuary with tremendous water views across towards The Raven Point. This property is presented for sale mostly furnished and in excellent order. It is directly overlooking the communal landscaped green area. To the rear there is enclosed parking with two dedicated car parking spaces (No.'s 21 & 22). All this is only 10 minutes' walk from The Talbot Hotel and town amenities. It is an ideal purchase for a shrewd investor or an owner occupier, trading down from a larger home. We highly recommend viewing. To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Accommodation briefly comprises, entrance hallway, internal staircase to SF, landing area, kitchen/dining/living room, 2 bedrooms (1 en-suite), bathroom.

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## ACCOMMODATION

Entrance Hallway		With internal staircase leading to accommodation.
Landing Area	2.64m x 0.98m	
Kitchen/Dining/Living Room	5.25m x 4.35m (max)	With fitted kitchen, wall and floor units, electrical appliances including integrated oven, hob and Belling extractor fan. Dishwasher, fridge and washing machine. Tiled floor and splashback. Hotpress with dual immersion water heater and fitted shelving. Sliding door from living area to balcony with superb water views across the Slaney Estuary and Wexford Harbour.
Bedroom 1	3.91m x 2.67m	With fitted wardrobes.
En-suite	2.19m x 1.13m	W.C., w.h.b., large shower stall with Triton T90si electric shower. Tiled floor, splashback and shower stall. Fitted wall heater.
Bedroom 2	3.48m (ave) x 2.77m	With fitted wardrobes.
Family Bathroom	2.27m x 1.80m	With w.c., w.h.b., bath – shower connection above. Tiled floor and bath surround. Fitted wall heater.

**Total Floor Area: c. 64 sq. m. (c. 689 sq.ft.)**



## **FEATURES**

- Excellent sea views.
- Property in very good order.
- Mostly furnished.
- Close to town centre.
- Two dedicated car parking spaces (No.'s 21 & 22).

## **OUTSIDE**

- Superb water views.
- Communal green area.
- Enclosed private parking.

## **SERVICES**

- Mains water.
- Mains drainage.
- ESB.
- Electric storage heating.

**NOTE:** Management Company charge as per 2019 – €898.35

**DIRECTIONS:** In Wexford town proceed along The Quays passing The Talbot Hotel on the right hand side. Continue up William Street / Trinity Street for approximately 700m, turning left onto Batt Street. Proceed down Batt Street and the Goodtide Harbour development is down here on the left hand side. No. 18 is on the left with excellent water views. Eircode: Y35 PN5R. (For Sale board).

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): C3      BER No. 112736947**  
**Energy Performance Indicator: 214.82 kWh/m<sup>2</sup>/yr**

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