

FOR SALE

AMV: €335,000

File No. d112.BF



8 Key West, Commercial Quay, Wexford

- **Superb 2 bedroomed penthouse apartment with stunning views over Wexford Harbour.**
- **Conveniently located at Key West overlooking the fabulous Waterfront.**
- **No. 8 has been well maintained, tastefully decorated and is presented to the market in pristine condition.**
- **Views of Wexford Harbour do not get much better than this and from every window in the property.**
- **To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393**



**Kehoe
& ASSOC.**

8 Key West, Commercial Quay, Wexford.

Superb 2 bedroomed penthouse apartment with stunning views over Wexford Harbour. Conveniently located at Key West overlooking the fabulous Waterfront. Wexford's Main Street restaurants, pubs, boutiques, The National Opera House and a host of excellent amenities are all within a couple of minutes' walk. Key West is a secure well maintained complex with lift access to all floors and landscaped communal gardens.

No. 8 has been well maintained, tastefully decorated and is presented to the market in pristine condition. This penthouse is bright and spacious with open plan living area and two generously proportioned bedrooms.

Views of Wexford Harbour do not get much better than this and from every window in the property. The living room and master bedroom have direct access onto the balcony that runs along almost the entire front of the property. What an amazing place to sit and soak in the stunning views, watch the mussel boats at work or just watch the world go by.

This stunning property represents a rare opportunity to acquire a spacious light filled 2 bedroomed penthouse conveniently located and perfectly positioned in an unrivalled vantage point overlooking Wexford Harbour.

Early viewing of this superb penthouse apartment comes highly recommended contact Wexford Auctioneers Kehoe & Assoc. 053-9144393.



ACCOMMODATION

Entrance Hallway	4.10m x 1.86m	With timber flooring
Hotpress		With dual immersion
Cloaks Closet		
Open Plan Kitchen/Living Room	7.10m x 3.97m	With laminate flooring, part-tiled walls, excellent range of built-in floor and eye level units, integrated hob, extractor oven, dishwasher, fridge freezer, washing machine, larder press, French doors to Juliette balcony overlooking Wexford Harbour and door to balcony also overlooking Wexford Harbour. Built-in storage presses and display unit with feature electric fire.
Bedroom 1	3.48m x 3.13m	With carpet flooring, built-in wardrobe and shower room ensuite, French doors to balcony overlooking Wexford Harbour
Ensuite	2.23m x 1.17m	With tiled flooring, tiled shower stall with electric shower, w.c., w.h.b.
Bedroom 2	3.01m x 2.81m	With carpet flooring and built-in wardrobes
Bathroom	1.85m x 1.74m	With tiled flooring, part-tiled walls, bath with shower mixer taps, w.c., w.h.b.

Total Floor Area: c. 65.43 sq.m. (c. 704 sq.ft.)







Features

- Stunning views of Wexford Harbour
- Convenient town centre location
- Secure well-maintained complex
- Bright & spacious accommodation
- Presented in pristine condition

Outside

- Balcony running along most of the frontage of the property
- Access to balcony from living room and master bedroom
- Landscaped communal garden.

Services

- Mains water
- Mains electricity
- Mains drainage
- Electric storage heating
- Lift access

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

Note: Service Charge €1,400 per annum, included building insurance, maintenance and insurance of the common areas and refuse collection. All carpets, blinds, light fittings, electric fire, fridge freezer, oven, hob, extractor, washer dryer, blinds in bedroom 2, curtains in bedroom 1 are included in the sale. The curtains and shelf unit in the living room are expressly excluded from the sale.

Directions: Located on Commercial Quay in Wexford Town. **Eircode Y35 R883**



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): D1 BER No. 111393229

Energy Performance Indicator: 230.35 kWh/m²/yr

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

Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

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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. PRSA No. 002141