

FOR SALE

AMV: €150,000 (Furnished)

File No. 9860.BF



No. 42 Goodtide Harbour, Wexford

- Spacious 2 bedroomed ground floor apartment with lovely views across Wexford Harbour and the Slaney Estuary from the living room. Conveniently located in this mature development just off Trinity Street and within walking distance of the Town Centre and all amenities.
- This spacious apartment boasts bright well laid out accommodation with open plan living/dining room, well fitted kitchen, and two generously proportioned double bedrooms. It is presented in good condition throughout with own door access and a designated carparking space.
- Ideal starter home, retirement home or investment opportunity in a highly lettable location. This spacious apartment would also have much to offer anyone seeking a lock up and leave weekend retreat in the Sunny Southeast.
- Viewing strictly by prior appointment with the sole selling agents only. Kehoe & Assoc., 053 9144393



**Kehoe
& ASSOC.**

No. 42 Goodtide Harbour, Wexford

GENERAL DESCRIPTION: Spacious 2 bedroomed ground floor apartment with lovely views across Wexford Harbour and the Slaney Estuary from the living room. Conveniently located in this mature development just off Trinity Street and within walking distance of the Town Centre and all amenities. Local shops, pharmacy, medical centre and pubs are only a short stroll away in The Faythe. This spacious apartment boasts bright well laid out accommodation with open plan living/dining room, well fitted kitchen, and two generously proportioned double bedrooms. It is presented in good condition throughout with own door access and a designated carparking space. Nicely landscaped amenity areas and ample visitor parking. Fabulous views across Wexford Harbour and the Slaney Estuary.

Ideal starter home, retirement home or investment opportunity in a highly lettable location. This spacious apartment would also have much to offer anyone seeking a lock up and leave weekend retreat in the Sunny Southeast.

Early viewing comes highly recommended, contact Wexford Auctioneers Kehoe & Associates 053-9144393



ACCOMMODATION

Entrance Porch

Open Plan Living/
Dining Room 4.95m x 4.14m With large picture window, and views across Wexford Harbour.

Kitchen 2.69m x 2.66m With built-in floor and eye level units, hob, extractor, oven, dishwasher, washing machine and fridge-freezer. Part tiled walls and tiled floor.

Bedroom 1 3.98m x 2.54m With built-in wardrobes

Bedroom 2 3.37m x 2.81m

Family Bathroom 2.23m x 1.85m With w.c., w.h.b., bath with Triton T80si electric shower over. Part tiled walls and tiled floor.

Walk-in Storage Area
off Living Room With fitted shelving.

Total Floor Area: c. 58 sq.m. (c. 624 sq.ft.)





Features

- Convent in town location
- Spacious accommodation
- Lovely views of Wexford Harbour.
- Fully furnished

Outside

- Designated parking space
- Ample visitor parking
- Landscaped amenity areas

Services

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

Note: Annual Service Charge €966.20 per annum. All carpets, curtains, blinds, light fittings, electrical appliances and furniture are included in the sale.

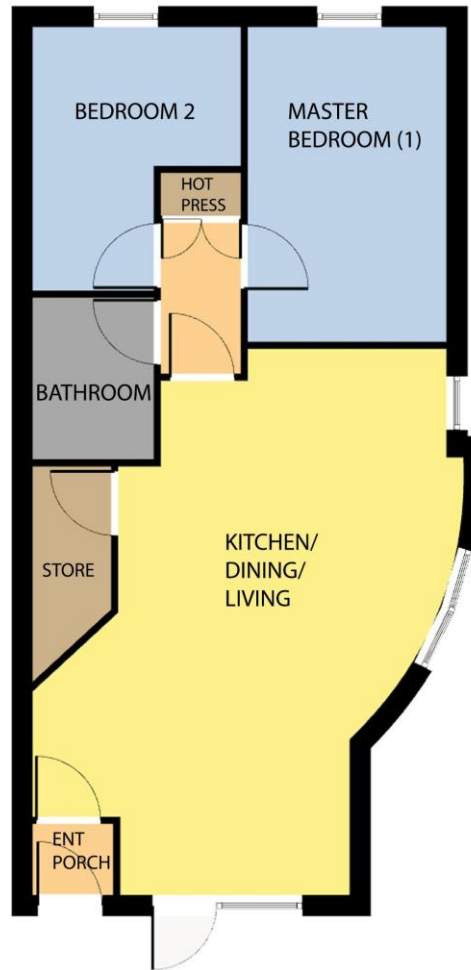
Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: Proceed southwards along Wexford Quay passing the Talbot Hotel on the right. Continue along Trinity Street onto William Street, proceed to the top of the hill and turn left onto Batt Street. No. 42 on the right-hand side and is the first ground floor apartment on the right. For Sale Sign.

Eircode: Y35 CH2H



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. 115161200
Energy Performance Indicator: 242.32 kWh/m²/yr

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

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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