

FOR SALE

AMV: €162,500

File No. d214.LM



No. 61 Goodtide Harbour, Wexford

- **Second floor 2 bed apartment with excellent sea views over the Slaney Estuary – from Raven Point to Rosslare.**
- **Conveniently located within walking distance of Wexford town and all amenities.**
- **The property was extensively upgraded in 2016.**
- **Accommodation briefly comprises kitchen/dining/living room, 2 bedrooms, master en-suite) and family bathroom.**
- **Viewing is strictly by prior appointment with the sole Selling agents only, contact Wexford Estate Agents, Kehoe & Assoc. at 053 9144393**



**Kehoe
& ASSOC.**

No. 61 Goodtide Harbour, Wexford

General Description: This 2 bed apartment has excellent sea views over the Slaney Estuary from Raven Point to Rosslare. No. 61 Goodtide Harbour is conveniently located within walking distance of Wexford town and all amenities. It would be an ideal purchase for a first-time buyer or investor keen to purchase a property in a highly lettable location. The property was extensively upgraded in 2016 to include an extensive new kitchen. The property is situated at Batt Street, just off William Street in Wexford town. It is adjacent to the coastline with superb sea views from both bedrooms. To the front and off the living room there is an enclosed balcony. For further details and appointment to view, contact the sole selling agents, Kehoe & Assoc. at 053 9144393

To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.



ACCOMMODATION

External Staircase to First Floor

Front Door

Entrance Hallway

Internal Staircase to Second Floor

Kitchen/Dining/ 5.43m (max) x

Living Room 4.71m

Excellent kitchen, wall and floor units, timber floor covering, tiled splashback. Oven, fridge, washing machine and extractor hood. Stainless steel sink unit. Sliding door in living area to outside balcony

Master Bedroom 3.77m x 3.11m

Timber floor covering and fitted wardrobes. Superb water views over the Slaney Estuary, from Raven Point to Rosslare.

En-suite 2.22m x 1.00m

W.C., w.h.b., shower stall with Mira electric shower. Tiled floor and shower stall.

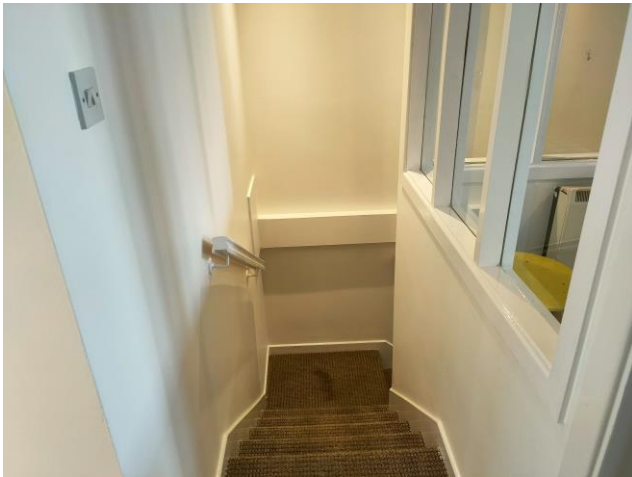
Bedroom 2 3.15m x 2.76m

Timber floor covering, excellent sea views.

Family Bathroom 2.13m x 1.79m

W.C., w.h.b., bath, fitted wall heater. Tiled floor, splashback and bath surround.

Total Floor Area: c. 60 sq.m. / 646 sq.ft.





Features

- Excellent sea views from bedrooms
- Convenient location, close to town centre
- Highly lettable location
- uPVC double glazing
- Outside balcony

Note: Rental income region of €900 per month

Service Charge: €966

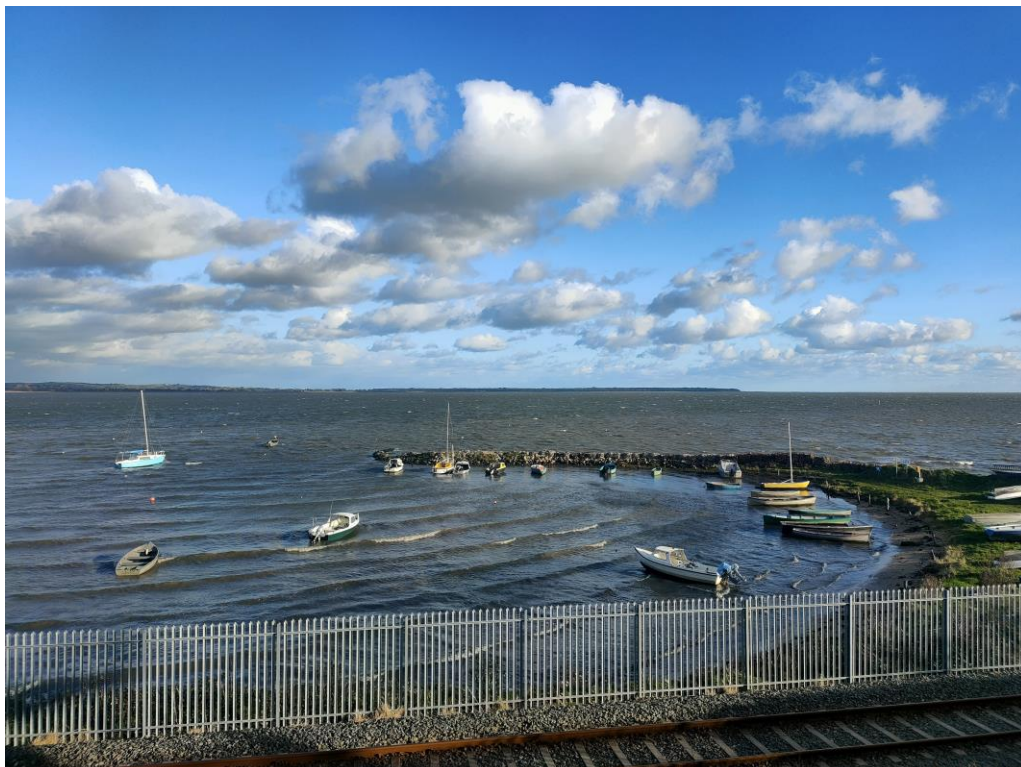
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Directions: In Wexford town proceed along The Quays passing The Talbot Hotel on your right-hand side. Proceed up William Street and after approximately 500m turn left down Batt Street. Goodtime Harbour is a development of apartments at the end of this road, directly facing the sea. The property for sale No. 61 is situated in the block immediately on your right-hand side (For Sale board)

Eircode: Y35 EW84

Services

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





Building Energy Rating (BER): D1 BER No.: 107676611
Energy Performance Indicator: 250.61kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

Sales Agent
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PRSA Registration No.: 00214



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