

# FOR SALE

AMV: €330,000

File No. d347.CWM



## Apt. 34 Key West, Wexford Town

- Unique opportunity to acquire a spacious 2 bedroom apartment overlooking Wexford Quay Front.
- Most convenient town centre location with all amenities on your door
- 2-bedroom apartment extending to c. 88 sq.m. / 947 sq.ft. in a secure apartment complex.
- Bright and spacious accommodation, presented in pristine condition.
- Acc. Briefly comprises of; entrance hallway with storage/utility space off and separate hotpress. Large open plan living/dining/kitchen area, 2 large bedrooms, 2 bathrooms.
- Benefit of an external south-west facing patio.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393

**Kehoe  
& ASSOC.**



## Apt. 34 Key West, Wexford Town

Kehoe & Assoc. are proud to present Apt. No. 34 Key West to the market. This a unique opportunity to acquire a 2 bedroom apartment overlooking Wexford Harbour and extending sea views. Conveniently located at Key West, all amenities including shops, restaurants, pubs, boutiques, National Opera House are within minutes walking distance of this first floor apartment. The Key West Complex is secure and very well maintained with lift access to all floors. This 2-bedroom apartment is situated on the first floor and has the benefit of landscaped communal gardens on the foot its south-westerly facing patio.

The spacious apartment has been owner occupied and very well maintained and presented to the market in pristine condition. The accommodation is bright and spacious with open plan living area and two generously proportioned bedrooms.

The views of the water front of Wexford Quay do not get much better than this and from every angle another sea view awaits.

To arrange an early viewing appointment for this property, contact Wexford Auctioneers Kehoe & Associates on 053 9144393



## ACCOMMODATION

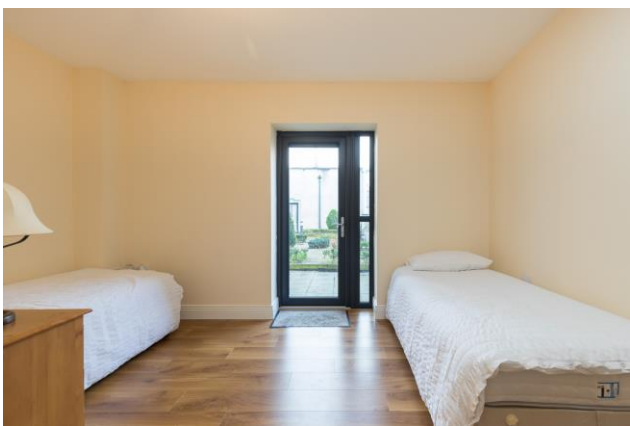
### Arriving from the communal corridor with only two other apartments

Entrance Hallway	3.71m x 1.11m	Timber laminate flooring, utility/storage space. Door access phone, electric fuse board. Water tank and immersion on timber.
Central Corridor	3.77m x 3.63m (max)	Timber laminate flooring.
Open Plan Living/ Kitchen/Dining Area	7.63m (max) x 5.14m	Timber laminate flooring. <b>Kitchen:</b> Floor & eye level cabinets, single drainer stainless steel sink unit with tiled splashback, ample worktop space. Built in whirlpool electric oven, built-in Zanussi 4-ring hob & extractor fan overhead. Free-standing Powerpoint fridge-freezer. <b>Living Area:</b> benefits with a feature bay window, floor to ceiling windows overlooking Wexford Quay Front & Harbour Bay views stretching to Rosslare and The Raven.
Family Bathroom	2.40m (max) x 2.35m	Fully tiled, enclosed glass door shower stall with Triton T90si electric shower, w.h.b. with built-in cabinetry underneath, wall-mounted mirror & lighting cabinet, w.c.
Master Bedroom	6.27m x 3.28m	Timber laminate flooring, large box window overlooking Wexford Quay Front, electrical & telephone points.
En-suite	2.22m x 1.67m	Fully tiled, large enclosed glass shower stall with a pressure pump shower system, rainwater showerhead & separate showerhead. Wall-mounted Dimplex heater, w.h.b. with built-in cabinets drawers, wall mounted mirror & lighting cabinet, w.c.
Bedroom 2	3.98m x 3.58m	Timber laminate flooring, electrical & data points. Door to south-west facing patio area offering privacy & external space.

**Total Floor Area: c. 88 sq.m. / 947 sq.ft.**







## Features

- Unique opportunity.
- 2 bedroom apartment overlooking Wexford Quay Front.
- Town centre location.
- Extending to c. 88 sq.m. / 947sq.ft
- Bright and spacious accommodation.
- Presented in pristine condition.

## Outside

- South-west facing balcony in a private position, elevated on the first floor.
- Landscaped communal gardens.
- Communal corridor shared with only two other apartments

## Services

- Mains water
- Mains drainage
- Electric storage heating throughout
- Lift access.
- Fibre & Siro Broadband available

**Viewing:** Property must be viewed to be fully appreciated. Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393

**Service Charges:** €3,250 to include building insurance, maintenance and insurance of the common areas, along with refuse collection.

**Please Note:** All blinds, light fittings, electric appliances including oven, free-standing fridge-freezer, washing machine, bathroom cabinets and mirrors are included in the sale.

**Directions:** Eircode Y35 V970. Communal door access located from the carpark behind, adjacent to Piri Piri

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.





**Building Energy Rating (BER): D1 BER No. 109201178**  
**Energy Performance Indicator: 243.16 kWh/m<sup>2</sup>/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