

FOR SALE

AMV: €165,000

File No. d400.BK



No. 18 Seascape, Trinity Street, Wexford

- Magnificent 2-bedroom duplex apartment extending to c. 70.56 sq.m / 759.50 sq.ft.
- Bright and spacious accommodation with harbour views from the kitchen window.
- Town centre location surrounded by a host of amenities including Aldi, Wexford Town's main thoroughfare and Talbot Hotel & Leisure Centre.
- Ground floor and first floor duplex apartment with a designated parking space, elevator access, intercom system and gas fired central heating.
- Accommodation briefly comprises; entrance hallway, two double bedrooms and a bathroom on the ground floor with a landing area, an open plan living / dining area and a kitchen on the first floor.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

No. 18 Seascape, Trinity Street, Wexford

Description: Kehoe & Associates are proud to present this excellent 2-bedroom duplex apartment to market. No.18 Seascape is most conveniently located on Trinity Street, Wexford Town, within walking distance of all the amenities and facilities the town has to offer. These include Wexford bus and rail stations, supermarkets, hotels, leisure centres, GAA clubs, restaurants, churches and schools of all levels. Wexford quay's wonderful waterfront is literally on your doorstep, together with 'The Rocks Trails', which offers moderate length walking trails boasting splendid views over Wexford town and harbour ranging from Wexford bridge to Rosslare Strand. No.18 Seascape has its own designated car parking space, and the apartment block is serviced by an elevator.

The bright and spacious accommodation extends to c. 70.56 sq.m. / 759.50 sq.ft., laid out over two floors and benefits from dual aspect windows. The apartment occupies a corner position on the ground floor and first floor of the apartment complex. The ground floor comprises an entrance hallway, two large double bedrooms and a bathroom. Upstairs you will find a landing area with storage press, an open plan living / dining area, and a kitchen. There is a viewing balcony in the living room with a French door facing out to Trinity Street. The kitchen window faces towards Wexford's quayfront with beautiful views of Wexford Harbour. This property would be ideally suited to a first-time buyer, somebody downsizing or indeed an investor eager to obtain a property to rent in a much sought after, convenient location. Viewing comes highly recommended.





ACCOMMODATION

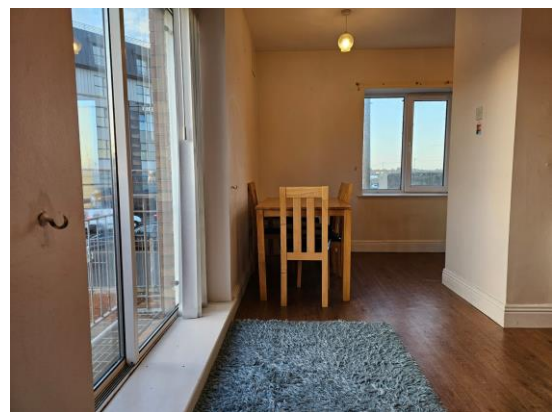
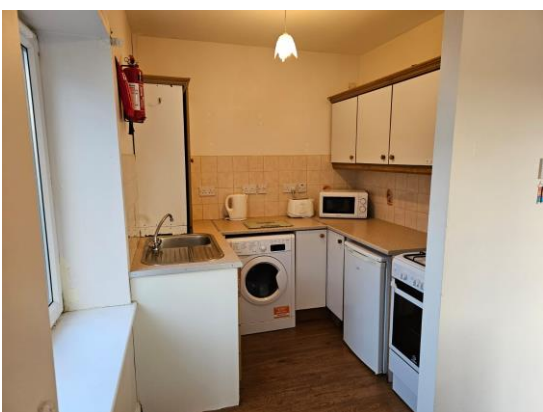
Ground Floor

Entrance Hallway	0.52m x 0.54m (max)	Laminate floor.
Bedroom 1	4.04m x 2.90m (max)	Lino floor.
Bedroom 2	4.04m x 2.94m (max)	Lino floor and dual aspect windows
Bathroom	2.41m x 1.76m	Lino floor w.c., w.h.b., bath with mixer taps and tiled surround.

First Floor

Landing	2.00m x 1.78m	Carpet floor
Hotpress / Storage	1.75m x 1.78m	Lino floor.
Open Plan Living Room / Kitchen		
Living Room	4.04m x 3.72m	Lino floor and French doors to viewing balcony.
Dining Area	2.20m x 1.82m	Lino floor.
Kitchen	2.25m x 2.16m	Lino floor, floor and eye level units, stainless steel sink, washing machine, fridge, gas cooker, hob, extractor and harbour views.

Total Floor Area: c. 70.56sq.m. (c. 759.50 sq.ft.)





Features

- Ground floor and first floor duplex apartment
- Occupies a prime corner position
- Wexford harbour views from kitchen
- Bright, spacious accommodation
- Apartment extending to c. 70.56 sq.m.
- Dual aspect windows

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

SERVICE CHARGE 2024: €2,000

RENTAL INCOME: €1,000 per month

DIRECTIONS: Eircode: Y35 XV63

Outside

- Exceptional town centre location
- Walled apartment complex
- Designated car parking space
- Ample visitor spaces

Services

- Mains water
- Mains drainage
- ESB
- Intercom system
- Gas fired central heating
- High speed broadband available

Building Energy Rating (BER): D2 **BER No.** 116509241

Energy Performance Indicator: 294.67 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bobby Kehoe

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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. PRA No. 002141