

FOR SALE

AMV: €169,000

File No.d783. BK



Apartment 40, The Malting's, The Faythe, Wexford

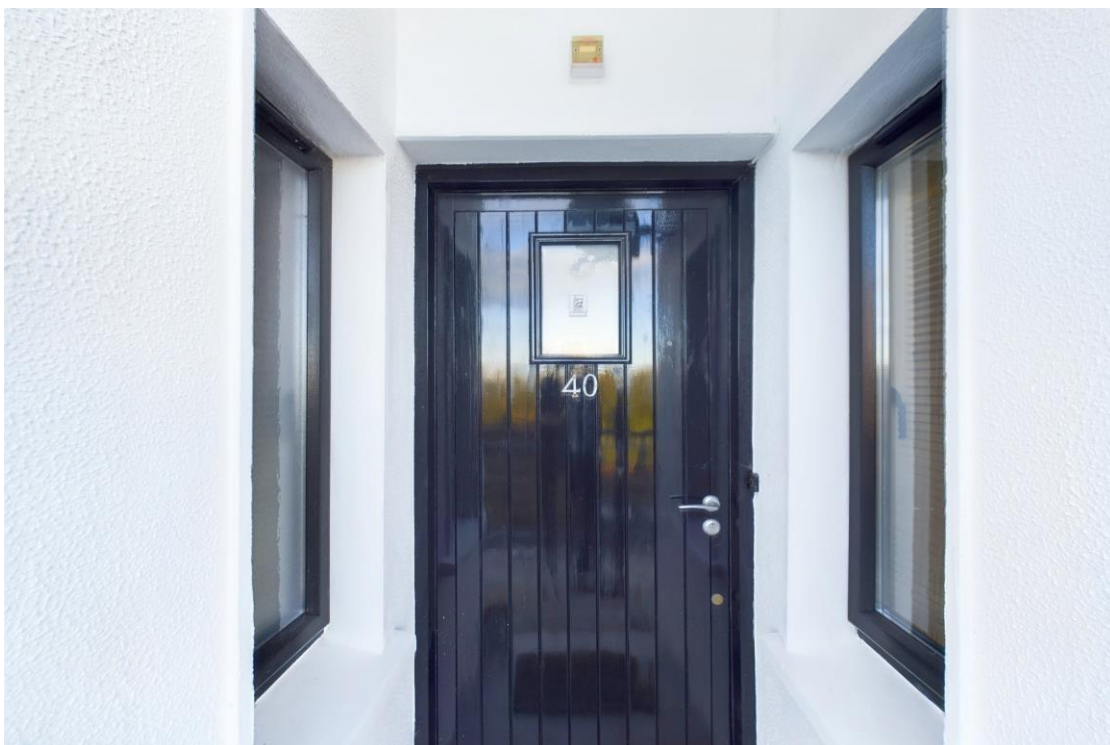
- Top floor 2-bed / 2-bath apartment featuring a vaulted ceiling in the living area and balcony with a sunny westerly aspect.
- Bright and spacious accommodation extending to c. 67 sq.m. / 721 sq.ft.
- Town centre location surrounded by a host of amenities including primary and secondary schools, SETU, supermarkets, church, pubs and Wexford Town's main thoroughfare.
- Apartment 40 is serviced with and elevator and has a designated parking space.
- Accommodation briefly comprises: entrance hallway, open plan kitchen / dining / living area, 2 bedrooms (master ensuite), shower room and a storage room.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

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Apartment 40 The Maltings is most conveniently located in The Faythe, within walking distance of all the amenities Wexford Town has to offer. Tesco Supermarket, Bride Street Church, The Faythe National School and The Swan Bar are all just metres from your doorstep. Other nearby amenities include Wexford bus and rail stations, hotels, leisure centres, GAA clubs, restaurants and SETU. Wexford quays wonderful waterfront is steps away from your doorstep along with 'The Rocks Walking Trail', which offers a moderate length walk with splendid views over Wexford town.

Internally, the bright and spacious accommodation extends to c. 67 sq.m. / 721 sq.ft. and comprises an entrance hallway, open plan kitchen / dining / living area, 2 bedrooms (master ensuite) and a shower room. The apartment boasts a vaulted ceiling in the kitchen / dining / living area adding additional light to this space and a balcony with a sunny westerly aspect. Apartment 40 has its own designated car parking space and the apartment block is serviced with an elevator. Splendid views stretching from The Raven Point across to The Burrow, Rosslare Strand can be seen from outside the apartment door.

This property would be ideally suited to a first-time buyer, anybody downsizing or indeed an investor. Viewing comes highly recommended.







ACCOMMODATION

Entrance Hallway	1.95m x 1.47m	Carpet floor.
	3.69m x 1.10m	Carpet floor.
Hotpress		
Open plan Kitchen / Dining / Living	8.36m x 3.29m	Vaulted ceiling and door to balcony area.
Storage Room	1.92m x 0.73m	Built-in shelving.
Kitchen	2.53m x 2.40m	Tiled floor, electric oven, hob and extraction fan, floor and eye level units, stainless steel sink, Hotpoint washing machine, integrated fridge freezer and vaulted ceiling.
Living / Dining Room	5.93m x 3.30m	Carpet floor, vaulted ceiling and door to balcony area.
Bedroom 2	2.78m x 2.40m	Carpet floor and built-in wardrobe unit.
Shower Room	2.48m x 2.10m (max)	Tiled floor, part tiled walls, w.c., w.h.b., shower stall with tiled surround.
Storage Room	0.87m x 0.87m	Tiled floor.
Master Bedroom	3.66m x 2.76m	Carpet floor and built-in wardrobe units.
Ensuite	2.17m x 1.99m	Tiled floor, part tiled walls, w.c., w.h.b. and shower stall with tiled surround.

Total Floor Area: c. 61 sq.m. / c. 721 sq.ft.



Features

- Top / 3rd floor apartment serviced with an elevator
- Bright, spacious accommodation
- Accommodation extending to c. 67 sq.m. / 721 sq.ft.
- Vaulted ceiling in the kitchen / dining / living area
- Suitable for a wide range of purchasers

Outside

- Excellent town centre location
- Balcony with westerly aspect
- Designated parking space
- Gated apartment complex
- Views of The Raven Point and The Burrow from outside the apartment door

Services

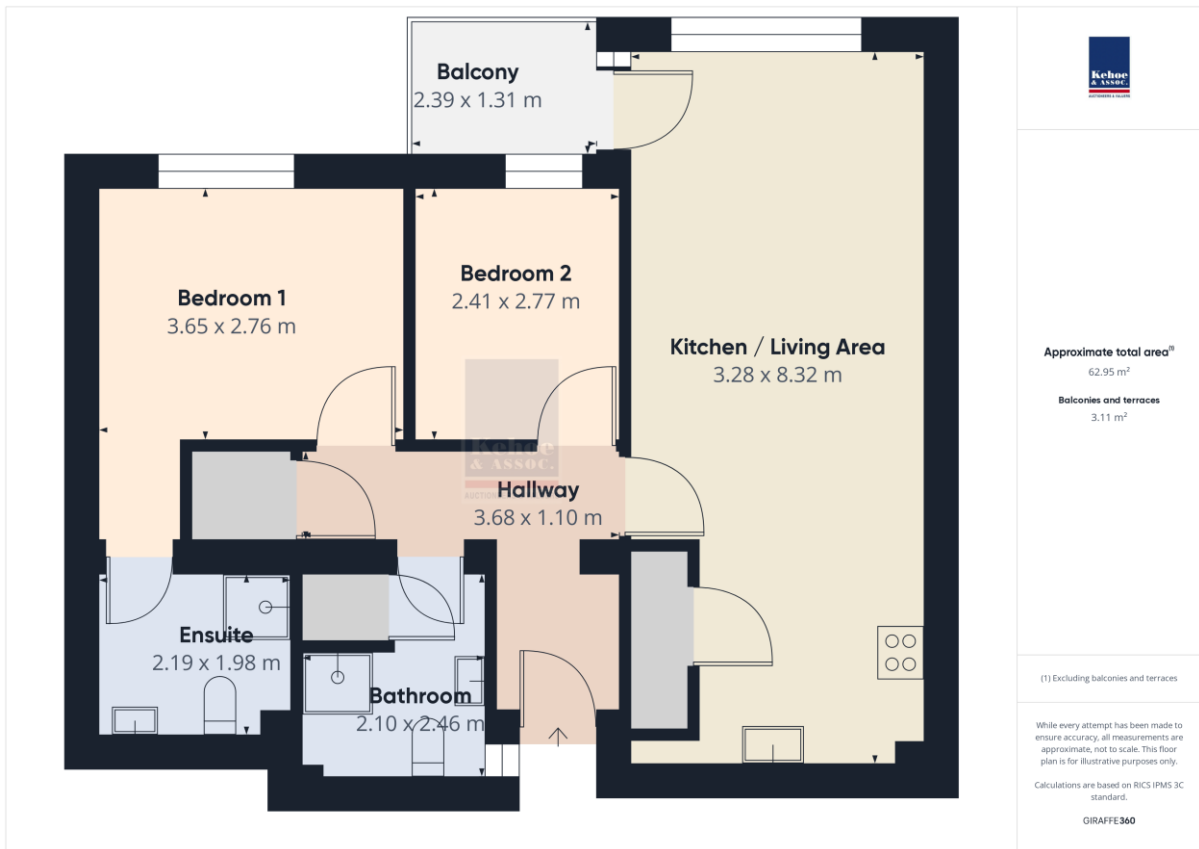
- Mains water
- Mains drainage
- ESB
- Electric storage heating
- High speed broadband available

SERVICE CHARGE: The service charge for 2023/2024 was €1,588.57 and includes building insurance, sinking fund, refuse collection and maintenance of the common areas.

The management company is Citadel Property Management.

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

DIRECTIONS: Eircode: Y35 K820



Building Energy Rating (BER): C3 BER No. 117750901

Energy Performance Indicator: 206.57 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