

FOR SALE

AMV: €205,000

File No.d391. BF



58 Goodtide Harbour, Wexford

- **Spacious 2 bedroomed second floor apartment with lovely sea views from the bedrooms and a glimpse of the bridge from the balcony. Conveniently located in this mature development just off Trinity Street and within walking distance of the Town Centre and all amenities.**
- **This spacious apartment has own door access and boasts bright well laid out accommodation with open plan living/dining room/kitchen, and two generously proportioned double bedrooms. It has been freshly decorated, is presented to the market in excellent condition and offered for sale fully furnished.**
- **Ideal starter 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.**
- **To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.**

58 Goodtide Harbour, Wexford

Description: Spacious 2 bedroomed second floor apartment with lovely sea views from the bedrooms and a glimpse of Wexford bridge from the balcony. 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 has own door access and boasts bright well laid out accommodation with open plan living/dining room/kitchen, and two generously proportioned double bedrooms. It has been freshly decorated, is presented to the market in excellent condition throughout and offered for sale fully furnished. Nicely landscaped amenity areas and ample on-site parking.

Ideal starter 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

Views of the Slaney from Goodtide Harbour





ACCOMMODATION

Entrance Porch &

Stairs

Open Plan Kitchen/ Dining / Living Area	5.40m x 4.69m	Built-in floor and eye level units, hob, oven, extractor, washing machine, plumbing for dishwasher, fridge, hot press with dual immersion, laminate floor and sliding doors to balcony.
Bedroom 1	3.71m x 2.73m	With built-in wardrobe, shelving, laminate floor, sea views and shower room ensuite.
Ensuite	2.29m x 1.02m	Tiled shower stall with electric shower, w.c. and w.h.b.
Bedroom 2	2.95m x 2.77m	With laminate floor and sea views.
Bathroom	2.03m x 1.78m	Bath with shower mixer taps, w.c., w.h.b. and part tiled walls.

Total Floor Area: c. 61sq.m. (c. 656sq.ft.)

Features

- Convenient in town location
- Spacious accommodation
- Lovely sea views from the bedrooms
- Fully furnished

Outside

- Ample on-site parking
- Landscaped amenity areas
- Balcony with views of Wexford Bridge

Services

- Mains electricity
- Mains water
- Mains drainage
- Energy Efficient Electric heating

NOTE: Annual Service Charge €1,475 per annum. All carpets, curtains, light fittings, electrical appliances and furniture are included in the sale.

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

DIRECTIONS: Eircode Y35FD3K



Wexford Town





Building Energy Rating (BER): C1 BER No. 116378241

Energy Performance Indicator: 158.7 kWh/m²/yr

VIEWING:

Strictly by prior appointment with the sole selling agents.

Selling Agent: Bernie Farrell

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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.
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