

# FOR SALE

AMV: €335,000

File No.D347.CWM



## 34 Key West, Wexford Y35 V970

- Unique opportunity to acquire a newly refurbished 2-bedroom apartment overlooking Wexford Quay Front.
- Most convenient town centre location with all amenities on your doorstep.
- Built in 2004 extending to c. 88 sq.m. / 947 sq.ft. in an exclusive and well-maintained apartment complex.
- Acc. briefly comprises of an entrance hallway with storage/utility space and separate hot-press. 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 only, Kehoe & Assoc. at 053 9144393



**Kehoe  
& ASSOC.**

# 34 Key West, Wexford Y35 V970

Kehoe & Assoc. are proud to present to market this newly renovated luxurious apartment at Apt. No. 34 Key West. 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 apartment has the unique benefit of direct access onto a south westerly garden patio.

The Key West Complex is a secure and very well maintained with lift access to all floors and underground car park.





This spacious apartment has been very well maintained and presented to the market in pristine condition. In 2024, the property was refurbished to include painting throughout, new lighting, new kitchen appliances, new utility appliances and new black out blinds. The accommodation is bright and spacious with open plan living area and two generously proportioned bedrooms.

Outstanding views of the water-front, Wexford Quays and The Raven & towards Rosslare, do not get much better than this and from every angle another sea view awaits.

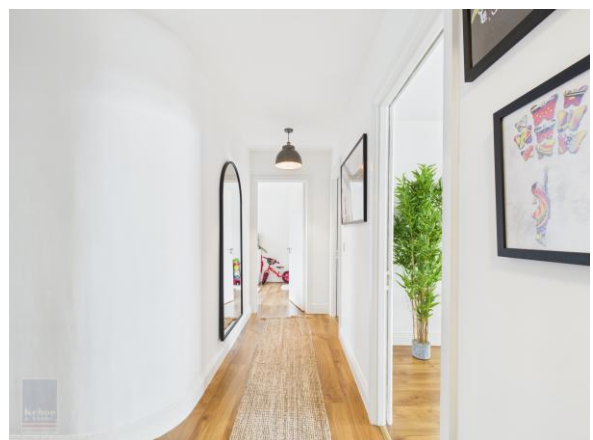
It is highly recommended, to arrange a suitable viewing time, please contact the sole selling agents, Kehoe & Assoc., at 053 9144393.



## 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.
Laundry Room	1.79m x 0.96m	Plumbed for washing machine, space for dryer.
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.









## **ACCOMMODATION**

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

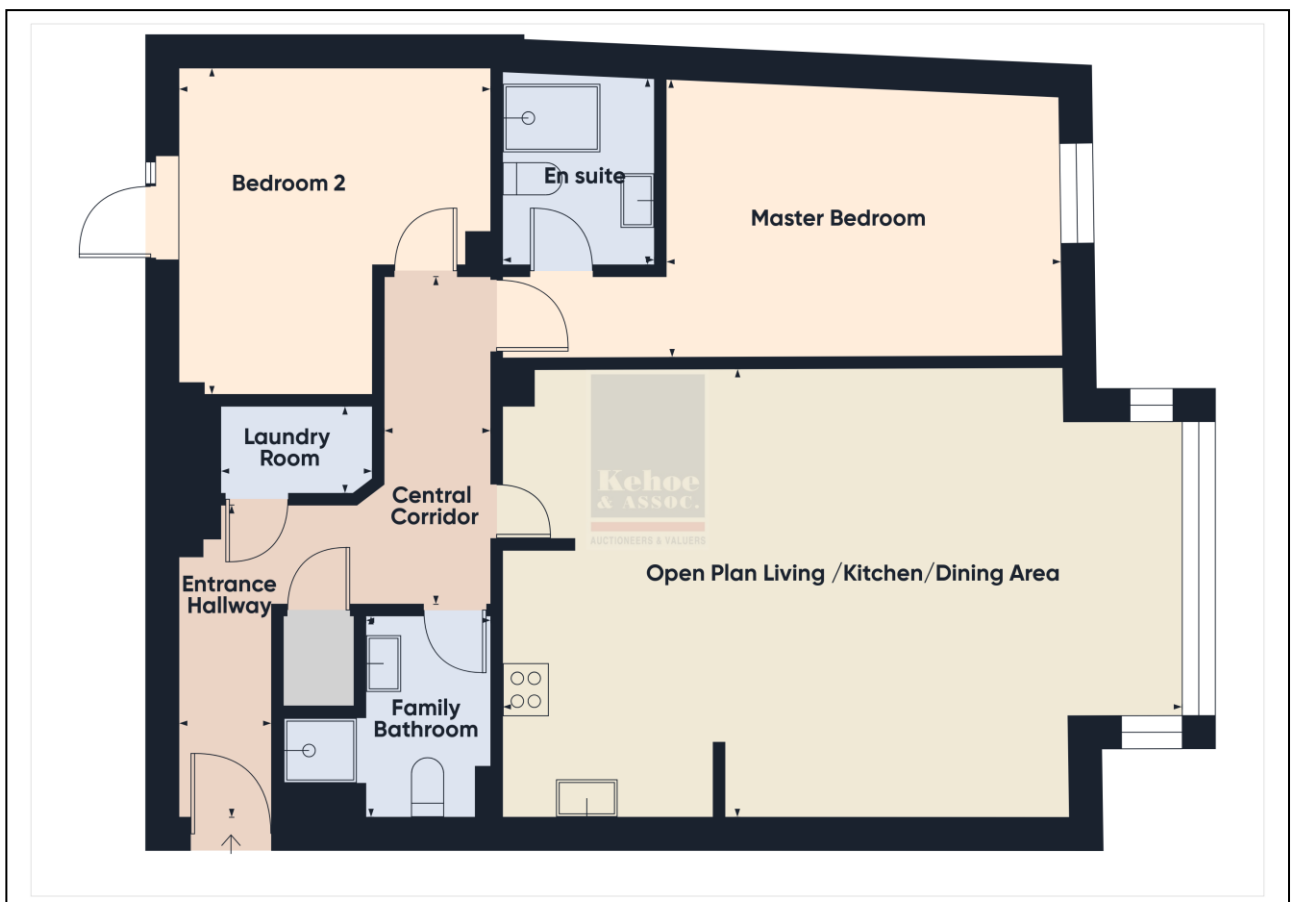
**Viewing:** Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

**Service Charges:** €3,900 per annum (include building insurance, maintenance and insurance of the common areas, along with refuse collection and sinking fund of €380)

**Directions:** Eircode: Y35 V970









**Building Energy Rating (BER): D1 BER No. 109201178**  
**Energy Performance Indicator: 243.15 kWh/m<sup>2</sup>/yr**

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

**Sales Agent**

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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