FOR SALE

AMV: €235,000 **File No. D899.CM**

15 Waterloo Way, Waterloo Road, Wexford

- **Prime second-floor apartment extending to approx. 73 sq.m / 785 sq.ft**
- **Two private car parking spaces – a rare and valuable feature in this central location**
- **Bright, spacious kitchen / dining / living area with balcony**
- **Two bedrooms, including main bedroom en-suite**
- **Presented in excellent condition throughout – truly turnkey**
- **Within a short stroll of Wexford's Main Street and town centre amenities**
- **Schools, shops, cafés, restaurants, churches and transport links all within walking distance**
- **To arrange a suitable viewing time, contact Wexford Estate Agents Kehoe & Assoc. If you are looking for an apartment to purchase in Wexford, this is an opportunity not to be missed.**

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Location

15 Waterloo Way enjoys an exceptional position along Waterloo Road, one of Wexford town's most sought-after and convenient addresses. Residents here benefit from being just a few minutes' walk from Wexford's Main Street, providing immediate access to boutique shopping, cafés, restaurants and every-day conveniences. This is urban living at its most accessible.

The area is exceptionally well served by educational, sporting and recreational amenities. A range of primary and secondary schools can be reached on foot, alongside sports clubs, churches, medical centres and public transport routes. The Quayside, Wexford Library, the Arts Centre and scenic waterfront walks are all nearby.

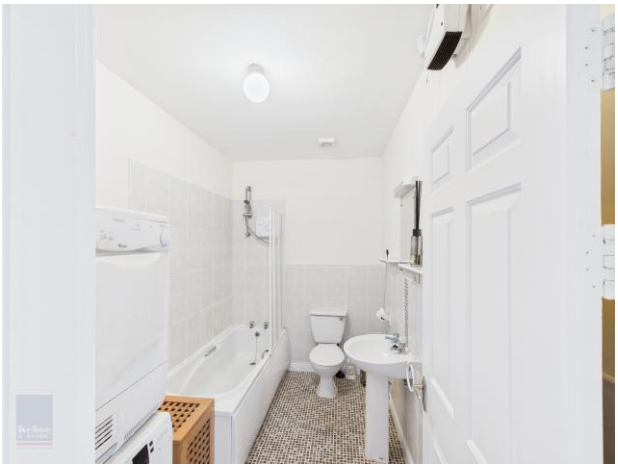
This location offers the perfect blend of peace and convenience—tucked away from the busier town streets yet close enough that everything you need is only moments away. Properties in Waterloo Way are always in strong demand due to their proximity to amenities and the ease of everyday living they provide.

15 Waterloo Way,
Waterloo Road, Wexford

Description: This excellent two-bedroom This excellent two bedroom apartment is presented in good condition, ready for immediate occupation. Extending to approx. 73 sq.m / 785 sq.ft, it offers a highly functional layout with bright, well-proportioned rooms. The second-floor position provides pleasant outlooks and a wonderful sense of privacy, complemented by a balcony off the main living area.

At the heart of the property is a superb open-plan kitchen / dining / living space, ideal for modern living and entertaining. The accommodation includes two bedrooms, with the master bedroom en-suite, as well as a well-appointed family bathroom, completing the overall layout and ensuring comfort throughout.

A standout feature of this property is the inclusion of two dedicated car parking spaces—a significant and rarely available benefit for a town centre apartment. Combined with its excellent condition, strong floor area, and outstanding location, No. 15 Waterloo Way represents an ideal home, investment, or town base in Wexford's thriving centre.we highly recommend early viewing.



ACCOMMODATION

Entrance Hallway	3.96m x 1.39m	Carpet floor.
	1.26m x 0.80m	Carpet floor.
	2.35m x 1.06m	Carpet floor.
Hotpress		
Bedroom 2	3.26m x 3.16m	Carpet floor and built-in wardrobe.
Bedroom 1	3.56m x 3.50m	Carpet floor, built-in wardrobe and ensuite.
Ensuite	2.86m x 0.80m	Tiled floor, part tiled walls, w.c., w.h.b., shower stall with pump shower and tiled surround.
Family Bathroom	2.87m x 1.86m	Tiled floor, part tiled walls, w.c., w.h.b., bath with Triton T90si electric shower and tiled surround, plumbed for washing machine and dryer.

Open Plan Living / Kitchen & Dining Area:

Living	4.36m x 3.90m	Carpet floor and electric fireplace.
Kitchen / Dining Area	4.64m x 2.62m	Tiled floor, floor and eye level units, tiled splashback, stainless steel double sink, integrated oven, electric hob, extractor and door to balcony.

Total Floor Area: c. 73 sq. m. (c. 785 sq. ft.)

Features

- Prime Second Floor Apartment
- Walking distance Wexford's Main Street
- Ready for immediate occupation
- Presented in excellent condition throughout
- Close to cafes, restuarants and supermarkets

Outside

- Two private car parking spaces
- Balcony area

Services

- Mains water
- Mains drainage
- Electric storage heating
- uPVC double glazing

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

DIRECTIONS: **Eircode Y35 H778**

Building Energy Rating (BER): C3 BER No. 119027050
Energy Performance Indicator: 209.56 kWh/m²/yr

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

Selling Agent: Colum Murphy
Email: sales@kehoeproperty.com

Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393
www.kehoeproperty.com
Email: sales@kehoeproperty.com

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