

FOR SALE

AMV: €220,000

File No. d235.LM



Apt 13 Seascape, Trinity Street, Wexford

- **Magnificent 2-bedroom apartment with panoramic sea views stretching from Wexford Harbour, The Raven Point and across to Rosslare Strand.**
- **Bright and spacious dual aspect accommodation extending to c. 66 sq.m / 710 sq.ft.**
- **Central town location surrounded by a host of amenities including Aldi and Talbot Hotel & Leisure Centre.**
- **Top floor apartment with designated parking space, elevator access, intercom system and gas fired central heating.**
- **Accommodation briefly comprises; entrance hallway, open plan living / dining area, kitchen, 2 bedrooms, bathroom.**
- **To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.**



**Kehoe
& ASSOC.**

Apt 13 Seascape, Trinity Street, Wexford

Description: This exceptional freshly painted 2-bedroom apartment enjoys a prime central location, offering both convenience and stunning costal views. Situated on the top floor of the building – the property benefits from an elevated vantage point, caputruing uninterrupted panoramic sea views stretching from the Raven forest to Rosslare Strand.

Inside, the space presents a true blank canvas, ready for a new owner to put their stamp on it. The bright and spacious accommodation extends to c. 66 sq.m. / 710 sq.ft. and comprises an entrance hallway, open plan living/dining area with viewing balcony, kitchen, 2 bedrooms and a bathroom. The apartment boasts its magnificent sea views from both living area and the separate kitchen. The bedrooms are west facing providing lovely evening sun. The apartment block is serviced by an elevator. The apartment comes with the added advantage of allocated parking, a valuable feature in such a central setting.

Apt 13 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, Wexford Golf Club, restaurants, churches and schools of all levels. Wexford quays wonderful waterfront is literally on your doorstep along with ‘the rocks walking trail’, which offers a moderate length walk with splendid views over Wexford Town.

Views from living area patio door and kitchen window



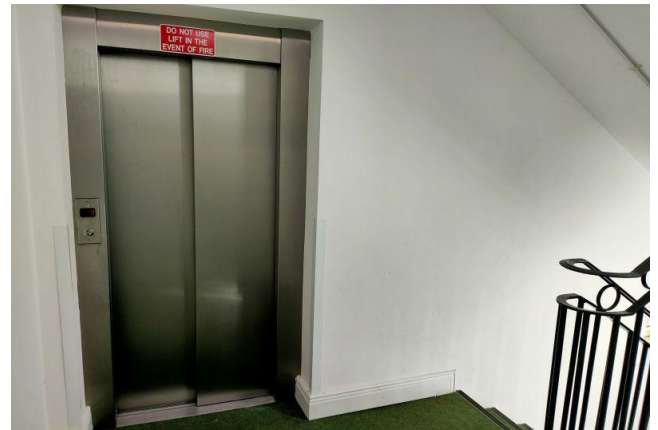


ACCOMMODATION

Entrance Hallway	4.63m x 1.04m	With laminate floor.
Bedroom 1	3.70m x 3.43m	With laminate floor.
Bedroom 2	3.70m x 3.15m	With laminate floor.
Open Plan Living Area	5.20m x 4.46m (max)	With laminate floor and sliding door to viewing balcony. Panoramic views from Raven Point to Rosslare Strand
Kitchen	2.47m x 2.17m	With laminate floor, floor and eye level units, gas oven, hob, washing machine, tumble dryer, fridge freezer and stainless steel sink. Seaviews
Bathroom	1.95m x 1.87m	Fully tiled, w.c., w.h.b. and bathtub with pump shower.
Hotpress	1.96m x 1.02m	

Total Floor Area: c. 66 sq.m. (c. 710 sq.ft.)





Features

- Panoramic water views
- Exceptional town centre location
- Private designated parking space
- Top floor apartment serviced by an elevator and intercom system
- Bright and spacious dual aspect accommodation

NOTE: Annual Service charge is €1,550 per annum.

RENTAL INCOME: Rental income potential c. €1,500 per month.

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

DIRECTIONS: From Wexford Bridge continue along the Quay front through Crescent Quay. Drive straight through the next set of traffic lights passing the talbot hotel on your right hand side and Seascape is immediately on your left. For Sale Sign. **Eircode: Y35KHR5**

Services

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

Wexford Town



Raven Point & Raven Woods



Building Energy Rating (BER): B2 BER No. 107483802

Energy Performance Indicator: 118.73 kWh/m²/yr

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

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