

# FOR SALE

AMV: €160,000

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 fitted with new carpeting and is presented to the market in excellent condition throughout.**
- **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.**



**Kehoe  
& ASSOC.**

## 58 Goodtide Harbour, Wexford

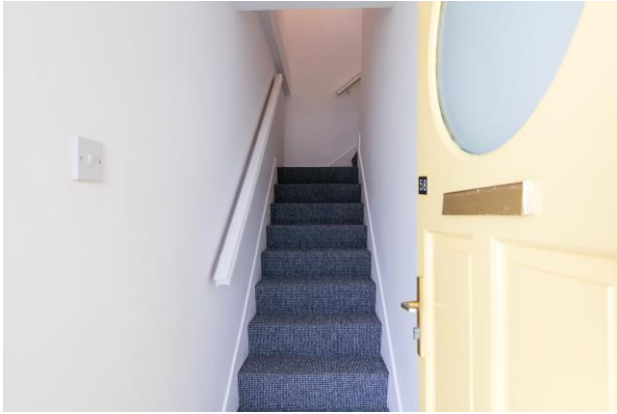
**Description:** Spacious 2 bedroomed second floor apartment with lovely sea views from the bedrooms and a glimpse of Wexford bridge from the balcony. Conveniently located in this mature development just off Trinity Street and within walking distance of the Town Centre and all amenities. Local shops, 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 fitted with new carpeting and is presented to the market in excellent condition throughout. Nicely landscaped amenity areas and onsite 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.)**



# Wexford Town



## Features

- Convent in town location
- Spacious accommodation
- Lovely sea views from the bedrooms
- Freshly painted and new carpets

## Outside

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

## Services

- Mains electricity
- Mains water
- Mains drainage
- Electric storage heating

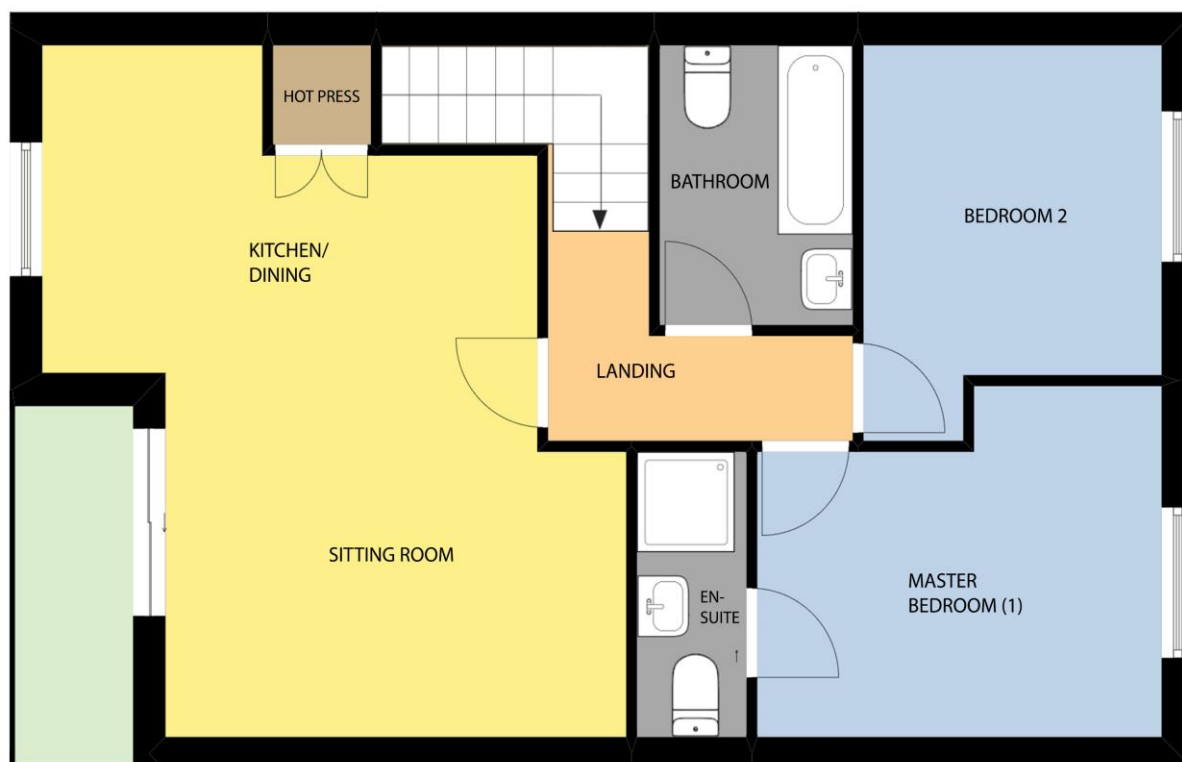
**NOTE:** Annual Service Charge €966.20 per annum and sinking fund €102.96 per annum. All carpets, light fittings, electrical appliances.

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

**DIRECTIONS:** Proceed southwards along Wexford Quay passing the Talbot Hotel on the right. Continue along Trinity Street onto William Street, proceed to the top of the hill and turn left onto Batt Street. No. 58 on the right-hand side on the second floor. For Sale Sign. Eircode Y35N7C2



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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

**Energy Performance Indicator: 158.7 kWh/m<sup>2</sup>/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. PRA No. 002141

