

FOR SALE

AMV: €210,000

File No.E339.CWM



14 Waterloo Way, Wexford Y35 WC67

- Well located first floor apartment extending to approx. 73 sq.m / 785 sq.ft.
 - Private car parking spaces, a rare feature in this central location.
 - Bright open-plan living/dining/kitchen area with balcony.
 - Two-bedrooms, including main bedroom en-suite, plus family bathroom.
 - Within walking distance of train station, main street and town-centre amenities.
 - Schools, shops, cafés, restaurants, cinema, churches, and transport links nearby.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

14 Waterloo Way, Wexford Y35 WC67

Set just off Waterloo Road, one of Wexford town's most desirable residential addresses, No. 14 Waterloo Way offers exceptional convenience in a calm, well-established setting. The property is only a short stroll from Wexford's Main Street, with boutique shops, cafés, restaurants and everyday amenities all close at hand.

The surrounding area is richly served by schools, sporting and recreational facilities, medical services and public transport. Wexford's Quayside, Arts Centre, Library and scenic waterfront walks are all nearby, creating an enviable town-centre lifestyle with culture and leisure on your doorstep.



This well-presented two-bedroom apartment extends to approximately 73 sq.m / 785 sq.ft and is thoughtfully laid out to maximise space and light. A spacious open-plan kitchen, dining and living area forms the heart of the home, opening onto a private balcony that offers pleasant outlooks and a sense of privacy. The accommodation includes two bedrooms, with the main bedroom en-suite, together with a contemporary family bathroom.

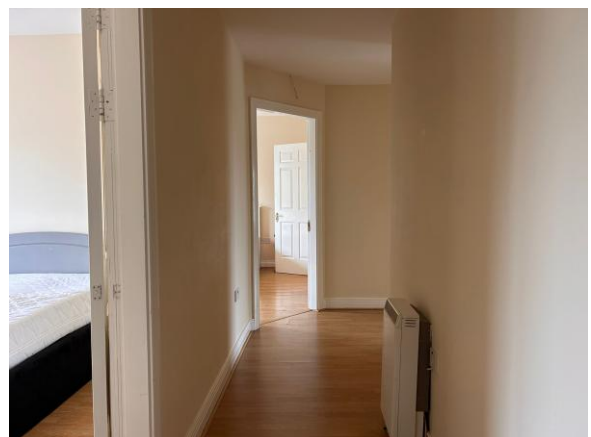
A designated car parking space—an increasingly rare feature in such a central location—adds further appeal. Combining excellent presentation, generous proportions and a prime town-centre address, No. 14 Waterloo Way represents a superb opportunity for owner-occupiers and investors alike. Early viewing is highly recommended.

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



ACCOMMODATION

L-Shaped Entrance Hall	5.29m x 2.02m	Timber laminate flooring.
Hot-press		Insulated tank and open shelves for storage space.
Bedroom 1	4.26m (max) x 3.27m	Timber laminate flooring throughout, pocket space for wardrobe and ample storage space. Window overlooking street side.
Master Bedroom	3.48m x 3.46m	Timber laminate flooring. window overlooking street side.
En suite	2.58m x 0.80m	Tiled flooring, pressure pump shower with mosaic tile surround, w.h.b with mosaic tile splashback with lighting overhead and w.c with open shelf overhead.
Bathroom	2.59m x 1.81m	Tiled flooring, bath with floor to ceiling tile surround, shower glass door with bath faucet shower head attached to wall, w.h.b., tiled splashback, lighting overhead and w.c.







ACCOMMODATION

Open Plan	6.38m (max) x	Timber laminate flooring throughout, space for electric fire with timber mantelpiece, large south facing window overlooking common green areas, door leading through to patio area
Living/Dining Area	4.21m	
Kitchen	2.45m x 2.26m	Tiled flooring, fully fitted with floor and eye level cabinets, ample worktop space, stainless steel sink and drainer with tiled splashback surround, Dimplex four ring cooker with extractor fan overhead, Whirlpool electric oven, Bosch dishwasher, Indesit washing machine, free standing fridge freezer. Door leading through to balcony area.

Total Floor Area: c. 73 sq.m / 785 sq.ft







Features

- Built in 2001
- Two Bedrooms, Two Bathroom
- Extending to 73 sq.m / 785 sq.ft
- Walking distance to town centre amenities

Outside

- One private car parking space
- Balcony area

Services

- Mains water
- Mains drainage
- Electric storage heating.
- Broadband

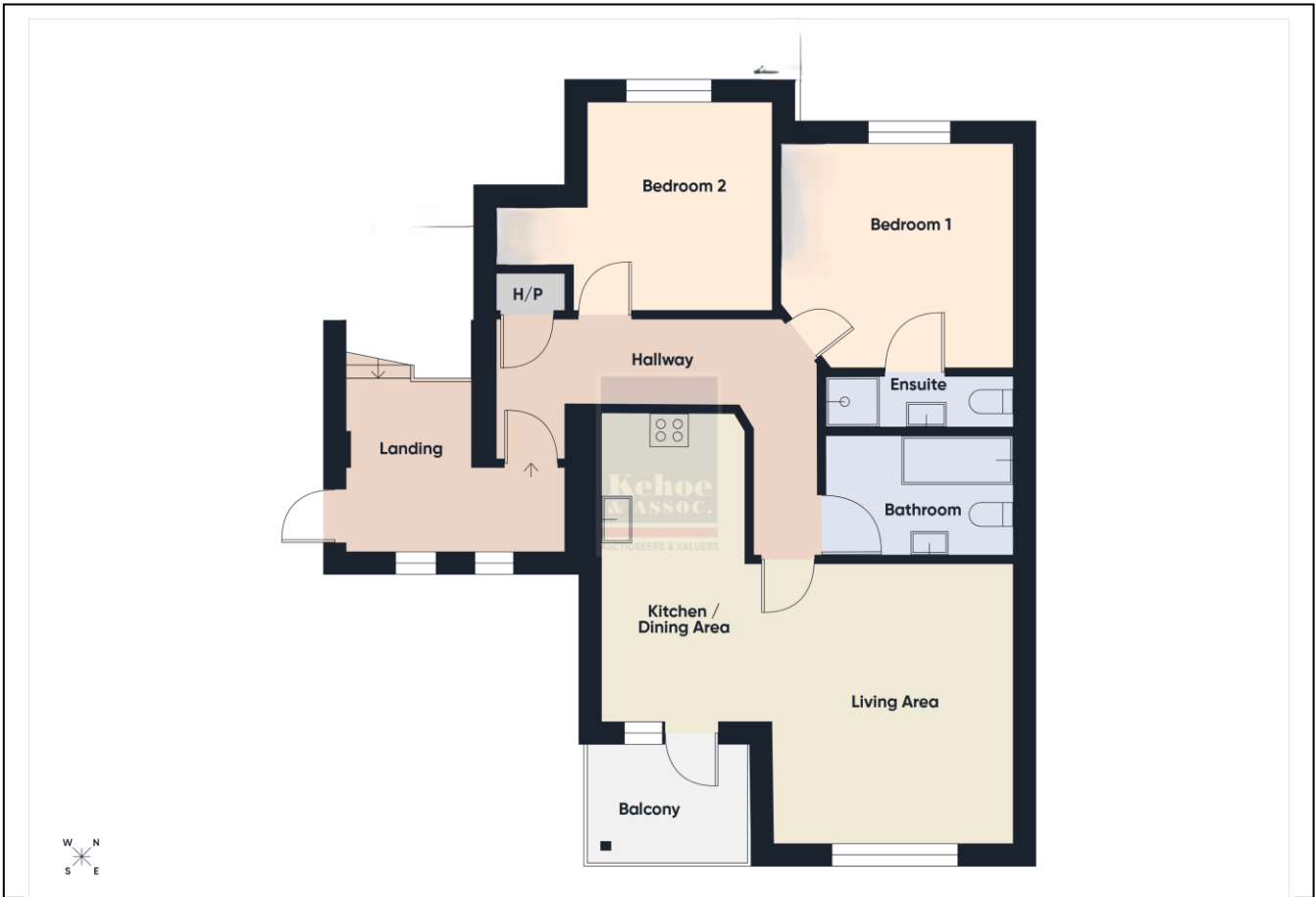
Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: Eircode: Y35 WC67

Rental Income: Current rent yield €1,400pm. RTB RT-0225-01307371.

Note: The management fees per annum is €1,800 to include block insurance, gated community, refuge and common area exterior areas. The management company is Citadel.





Building Energy Rating (BER): C2 BER No. 119113124
Energy Performance Indicator: 181.68 kWh/m²/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