

FOR SALE

AMV: €250,000 (*Fully furnished – Turn Key Package*)

File No. E136.BF



No. 26 Keywest, Custom House Quay, Wexford

- Superb 2 bedroomed apartment in this most convenient position in the heart of Wexford Town.
- The fabulous Waterfront Promenade and the Main Street is only a short stroll with an excellent array of bars, restaurants, hotels, boutiques, The National Opera House and Wexford Arts Centre.
- No. 26 is presented to the market in pristine condition, fully furnished and fitted out to an exceptionally high standard. Currently rated in the top ten percent of places to stay in Wexford Town on Airbnb.
- This is a complete turn-key package ready for immediate occupation. The accommodation briefly comprises entrance hallway, storage closet, open plan kitchen/living room with French doors to Juliette balcony, 2 double bedrooms and contemporary shower room.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393



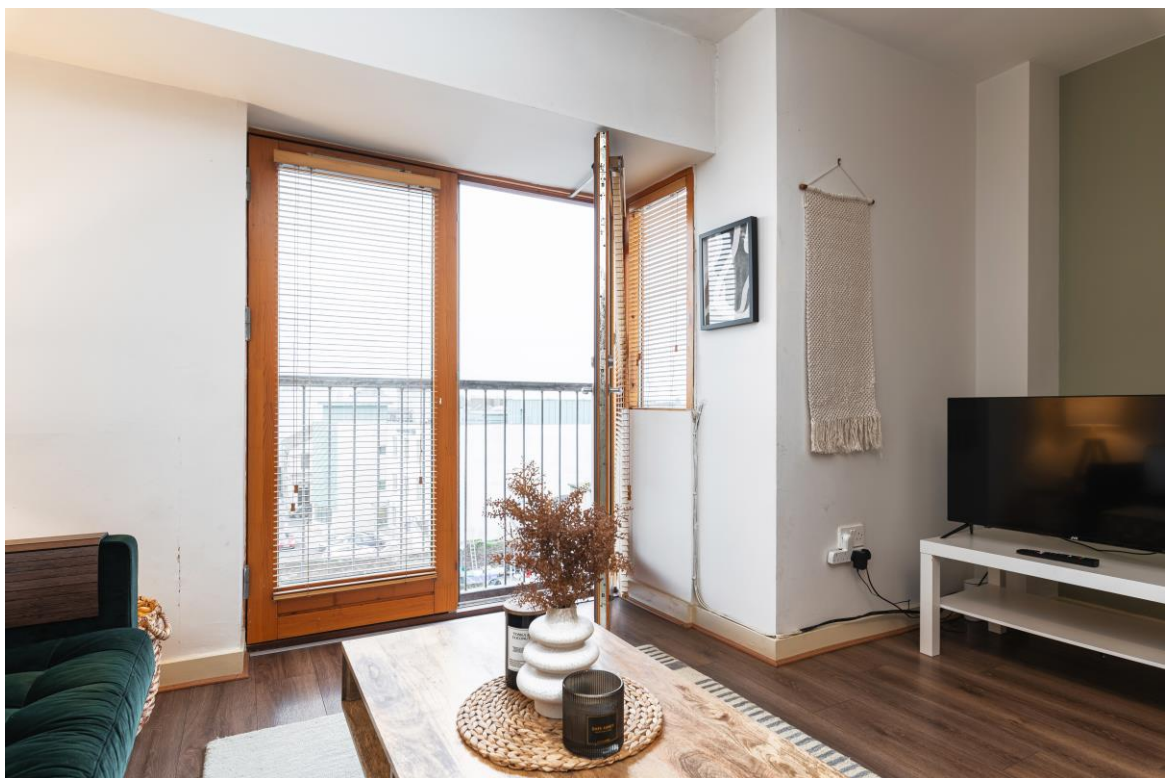
No. 26 Keywest, Custom House Quay, Wexford

Superb 2 bedroomed apartment in this most convenient position in the heart of Wexford Town. Adjacent to the fabulous Waterfront Promenade and only a short stroll from the Main Street and an excellent array of bars, restaurants, hotels, boutiques, The National Opera House and Wexford Arts Centre.

Key West is a secure well-maintained complex with lift access to all floors, landscaped communal gardens and reduced rate onsite parking. No. 26 is presented to the market in pristine condition, fully furnished and fitted out to an exceptionally high standard and is currently rated in the top ten percent of places to stay in Wexford Town on Airbnb.

This is a complete turn-key package ready for immediate occupation. The spacious light filled accommodation briefly comprises entrance hallway, storage closet, open plan kitchen/living room with French doors to Juliette balcony and views of Wexford Bridge, 2 double bedrooms also offering views of the bridge and contemporary shower room.

If you are searching for town centre home or weekend retreat in the Sunny South East this is one not to be missed. To arrange a viewing appointment contact Wexford Auctioneers Kehoe & Associates on 053-9144393.



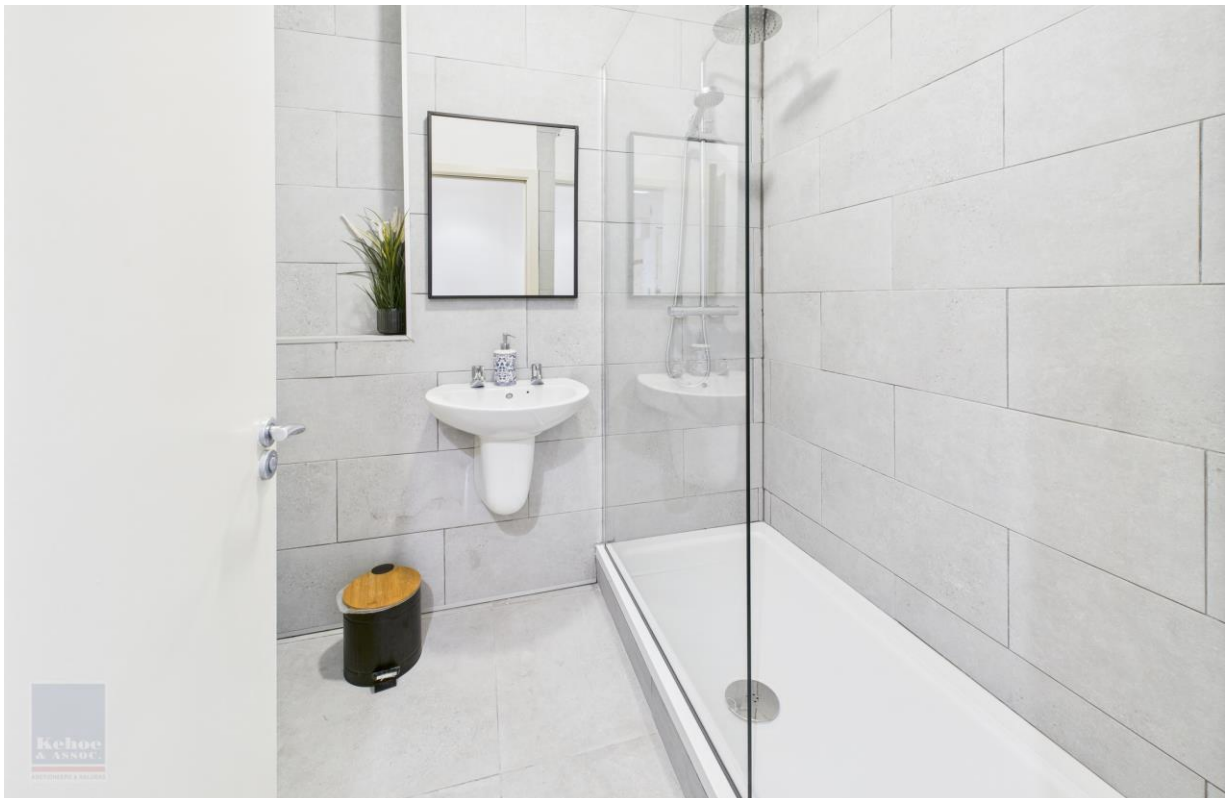


ACCOMMODATION

Entrance Hallway	4.20m x 1.90m (max)	With laminate floor, storage press and hotpress with dual immersion.
Open Plan Kitchen / Living Room	6.70m x 3.81m	Fitted floor and eye level units, fridge freezer, dishwasher, hob, extractor, oven, washer dryer, part tiled walls, laminate floor and French doors to Juliet balcony.
Bedroom 1	4.19m x 3.10m	With built-in wardrobes, feature corner window and laminate floor.
Bedroom 2	2.89m x 2.70m	With built-in wardrobes and laminate floor.
Shower Room	1.60m x 2.43m	With walk-in shower, w.c., w.h.b., part tiled walls and tiled floor.

Total Floor Area: c. 68.85 sq. m. (c. 741 sq.ft.)





Features

- Views of Wexford Bridge
- Conveniently town centre location
- Walking distance of Wexford's main street
- Adjacent to the fabulous Wexford Waterfront
- Bright and spacious accommodation

Outside

- Reduced rate on-site parking
- Landscaped communal garden

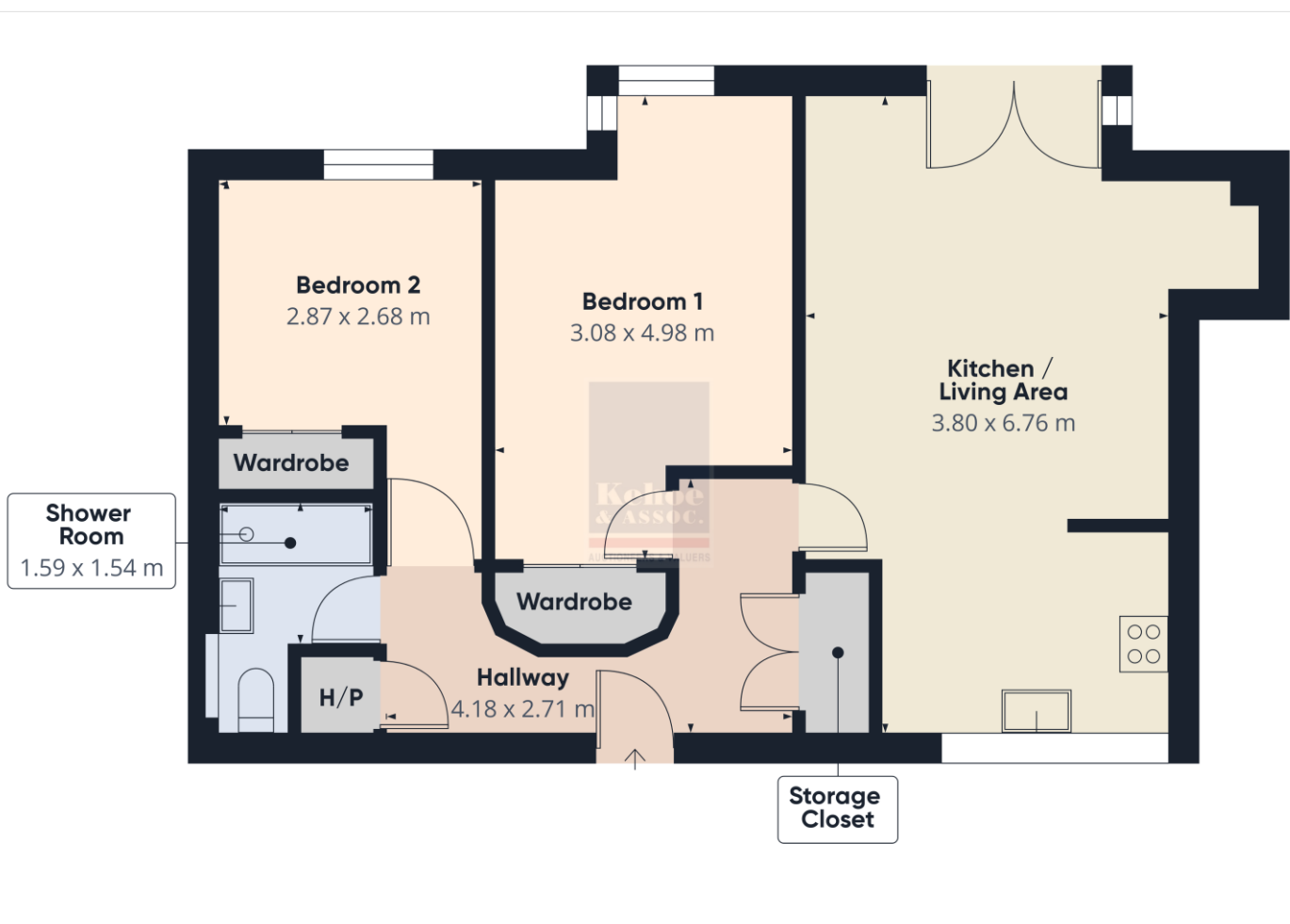
Services

- Mains water
- Mains electricity
- Mains drainage
- Electric heating
- Lift access

NOTE: Service charge €2,400 per annum which includes building insurance, maintenance and insurance of the communal areas and communal bins.

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

DIRECTIONS: Eircode Y35 DK44





Building Energy Rating (BER): C1 BER No. 1030526884

Energy Performance Indicator: 150.63 kWh/m²/yr

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

Selling Agent: Bernie Farrell

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**Kehoe
& ASSOC.**

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