

FOR SALE BY ONLINE AUCTION

11am Thursday 14th October

AMV: €70,000

File No. c757.CWM



26D The Moorings, Rosbercon New Ross, Co. Wexford

- Exceptionally well-presented 2 bed apartment, c. 56 sqm / 608 sq.ft
- Large communal balcony area on the same floor overlooking the River Barrow and New Ross town.
- Close to all amenities, including doorstep services: Chinese take away, supermarket with fresh bakery, hairdressers, creche and adjacent to New Ross Boat Club.
- Viewing is strictly by prior appointment with the sole Selling agents only, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393

**Kehoe
& ASSOC.**



26D The Moorings, Rosbercon, New Ross, Co. Wexford

This two-bedroom apartment is in turnkey condition in The Moorings, a well-managed development of apartments located near the river Barrow in New Ross town. Located on the fourth floor (top floor) of Block D, serviced by a lift and accessible via the staircase. The open plan kitchen/living area with a north facing balcony is bright and cleverly designed. The Master bedroom is en-suite offering plenty of storage with built-in wardrobes. The second bedroom is bright thanks to the large window with fitted wardrobes. A wonderful opportunity for an owner occupier and investor alike.

Current expected rental income is very realistic at €10,200 p.a. which gives an initial gross yield of 12%. A must view and early viewing comes highly recommended



ACCOMMODATION

Entrance Hall	2.3m x 1.6m	With electric storage heater, cloak closet and tiled flooring.
Living/ Kitchen/ Dining	5.05m x 4.8m	With floor and eye-level units with counter space, electric oven, hob and extractor fan, Whirlpool washing machine, stainless steel sink and drainer, tiled splashback, electric storage heating, phone point, tv point, intercom, tiled flooring and door to balcony.
Master Bedroom	3.5m x 3.0m	With laminate timber flooring, built-in wardrobes and ensuite.
Ensuite	2.0m x 1.17m	Fully tiled, floor to ceiling shower surround with power shower, w.c and w.h.b
Bedroom 2	3.59m x 2.4m	Laminate timber flooring, built-in storage units.

Total Floor Area: c. 56.6 sq.m / c. 608 sq.ft



Features

- Exceptionally well presented 2-bedroom apartment, c. 56.5 sq. m / 608 sq. ft
- Popular development and well managed.
- Well laid out and low maintenance.
- Strong rental demand in the area.
- Close to all amenities, including doorstep services: Chinese take away, supermarket with fresh bakery, hairdressers, creche and adjacent to New Ross Boat Club.
- Located 15mins from Waterford City and 30 mins from Wexford town.

Outside

- Large communal balcony area on the same floor overlooking the River Barrow and New Ross town.
- Dedicated Car Parking Space
- Full-time caretaker.

Services

- Electric storage heating
- Mains water
- Mains sewage

DIRECTIONS: From New Ross quay front on the R723 continue to cross the River Barrow heading west on the bridge. The Moorings is located on your right hand side. To enter the car park take a right onto the R704 and pass Polonez store on your left the car park entrance is the arch adjacent. Eircode Y34PW35



Building Energy Rating (BER): D BER No.: 114294861
Energy Performance Indicator: 271.73 kWh/m²/yr

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