

# No. 21 Seabury, Rosslare Strand, Co. Wexford.

A most impressive first floor apartment in the popular development of Seabury! Accessed via its own private entrance this 2 bedroom apartment is just a few hundred metres from the golden sandy beach, while the train stop is just next door! All shops, hairdressers, restaurants, and all amenities are at your doorstep, making the apartment even more desirable! Rosslare Europort is just 10 minutes away, while Wexford town is just 15 minutes away and Dublin City & airport less than 2 hours making this property very accessible.

With excellent living accommodation and more than adequate kitchen area, the apartment has been finished to a very high standard with excellent fixtures and fittings including fitted wardrobes, quality tiling, to name but a few. Perfect for permanent or holiday home.

**Viewing is highly recommended!**

## **Property Features**

First floor apartment with private entrance.

Conveniently located in popular development.

Close to schools, Main Street, Supermarkets, etc.

Easily accessible to Rosslare Europort, Wexford town, etc.

Minutes walk from the train station & beach.

## **Accommodation Comprises:**

Entrance Lobby With tiled floor, stairs to

Living Room 5.66m x 4.15m Large, spacious, light filled room with tiled floor, feature fireplace.

Kitchen 2.55m x 4.42m (max) With fitted units at eye & waist level, breakfast bar, plumbed for washing machine, tiled floor & splashback.

Rear Hallway 1.55m x 1.1m Tiled floor, hotpress off.

Bathroom 2.26m x 1.76m With WC, WHB & bath, tiled floor & part tiled walls.

Bedroom 1 3.0m x 3.72m Large double room with treble built in wardrobe.

Bedroom 2 3.7m x 2.68m Spacious double room with double built in wardrobe.

En-Suite 3.76m x .88m With WC, WHB & electric power shower, tiled floor & part tiled walls.

**Outside:** Parking, communal areas.

**Services:** Electricity, mains water, mains sewerage, heating.

**BER:** D2 Ber No: 111126959 297.05 kWh/m<sup>2</sup>/yr

**Apply:** Keane Auctioneers (053) 9123072

**Viewing:** Strictly by appointment with the sole selling agent.

**GPS Co-Ordinates:** Latitude 52.272 Longitude -6.3939