

FOR SALE

AMV: €243,500 (Fully Furnished)

File No. c439.BF



No. 44 Seabury, Rosslare Strand, Wexford

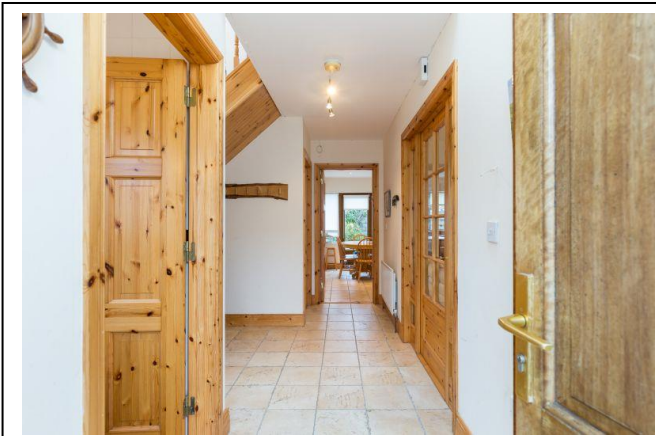
- Walking distance to Blue Flag Beach and all village amenities.
- Fully furnished, in excellent condition and ready for immediate occupation
- Located in a quiet cul-de-sac with enclosed garden and lovely sunny aspect.
- Adjacent to train station and bus service.
- Viewing is strictly by prior appointment with the sole Selling agents only, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

This spacious 3 bedroomed semi-detached home is conveniently located in Seabury right in the heart of Rosslare Strand, a very popular address adjacent to the Train Station and only a few minutes' walk from all amenities. Everything is literally on your doorstep, shops, pubs, hotels, water-sports and fabulous Blue Flag Beach. Given its' convenient location Seabury is a popular choice for holiday or retirement/permanent living. No. 44 is nicely positioned in a quiet cul-de-sac with off-street parking to the front and sunny garden perfect for outdoor dining to the rear. The property has been well maintained over the years and boasts generously proportioned light-filled accommodation. It is presented to the market in excellent condition, fully furnished and ready for immediate occupation. There is an enclosed westerly facing garden to the rear with low maintenance finish, garden shed and side access.

Early viewing of this quality home comes highly recommended. For further information contact Wexford Auctioneers Kehoe & Associates at 053 9144393



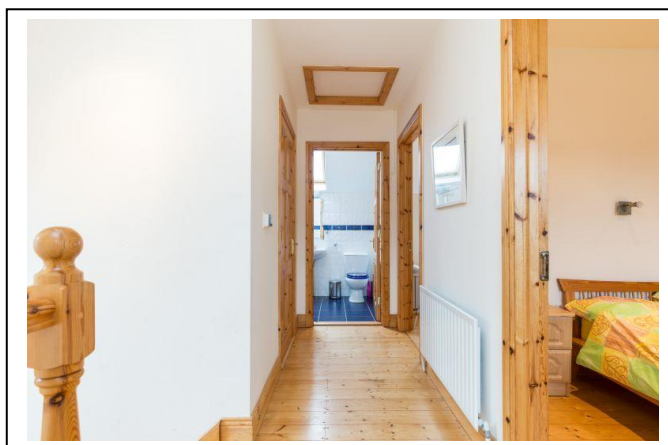
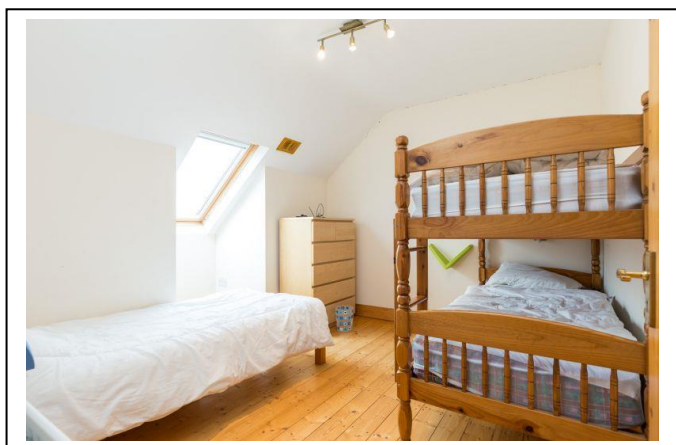
Accommodation

Entrance Hallway	5.09m x 1.35m	With tiled floor.
Sitting Room	4.67m x 3.04m	Feature open fireplace, built-in storage unit, laminate floor. Open plan to:
Kitchen / Dining Area	4.63m x 3.95m	With excellent range of built-in floor and eye level units, hob, oven, extractor, fridge freezer, dishwasher, washing machine, part tiled walls, tiled floor and French doors to rear garden.
Bedroom 1	4.00m x 2.52m	With laminate floor.
Shower Room	2.28m x 1.47m	Fully tiled. Shower stall with electric shower, w.c. and w.h.b.

Solid wood stairs to first floor with understairs storage press

Bedroom 2	4.38m x 3.04m	With built-in wardrobes and timber floor.
Bedroom 3	3.41m x 2.94m	With timber floor.
Bathroom	2.29m x 1.76m	Fully tiled. Bath with power shower over, w.c. and w.h.b
Hotpress		With dual immersion

Total Floor Area: c. 107 sq. m. / (c.1,152 ft.)



Features

- Presented in excellent condition.
- Offered for sale fully furnished.
- Spacious accommodation.
- Adjacent to train station.
- Minutes' walk to beach and amenities.

Outside

- Front garden with cobble-lock drive.
- Westerly facing rear garden.
- Extensive decking.
- Side access.
- Garden shed.

Services

- Mains water.
- Mains electricity
- Mains drainage.
- Open fireplace.
- OFCH

DIRECTIONS: . Proceed in to Rosslare Strand along Station Road over the Railway Bridge and Seabury on the left-hand side. Drive in to Seabury, take the second right and No. 44 is located on the left-hand side. For Sale board. Eircode: Y35Y316.



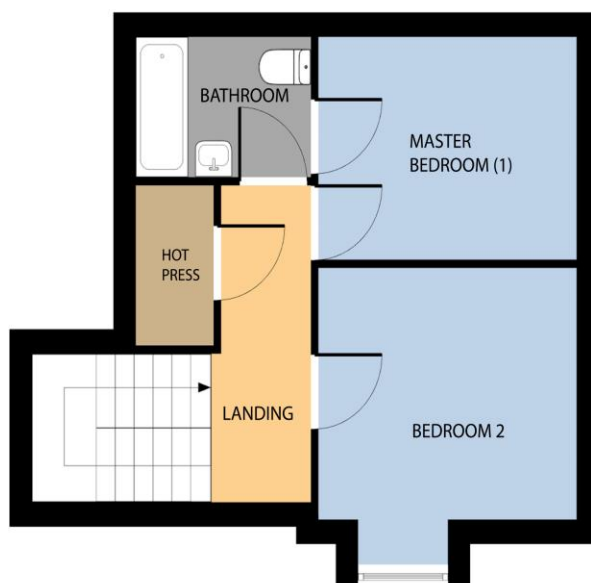
GROUND FLOOR



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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FIRST FLOOR



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Building Energy Rating (BER): C3

BER No.: 108199845

Energy Performance Indicator: 210.9 kWh/m²/yr



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