FOR SALE

AMV: €210,000 **File No. c539.CM**

14 Clonmaine,
Rosslare Strand, Co. Wexford

This spacious 3 bedroomed detached bungalow is nicely positioned in this mature private development of only 19 houses in Rosslare Strand. The property boasts bright, spacious, well laid out accommodation with generously proportioned rooms. This home would be suitable for a variety of uses – holiday home, permanent home or indeed a weekend retreat. It is presented in excellent order and has the benefit of a south facing rear garden with multiple patio locations - ideal for those long summer barbeques. There is uPVC double glazing and OFCH. Outside there is a low maintenance garden and driveway to the front, an enclosed garden to the rear with side access on both sides. Clonmaine in only 5 minutes' from the fabulous 'Blue Flag' beach, Rosslare Golf Club, Kelly's Resort Hotel, Coast Hotel, bus & rail services and a host of amenities that Rosslare Strand has to offer. We highly recommend early viewing.

To arrange a suitable viewing time contact the sole selling agents,
Kehoe & Assoc. on 053 9144393.
Accommodation briefly comprises, entrance hallway, sitting room, kitchen/ dining room, utility room, family bathroom, 3 bedrooms (master en-suite).

SOCIETY OF CHARTERED SURVEYORS IRELAND

RICS

Kehoe & ASSOC.

ACCOMMODATION

Entrance Hallway	5.71m x 1.33m	Timber flooring, ceiling spotlights, Stira attic access.
Kitchen/Dining Area	4.68m x 4.11m	Quality range of built-in floor to ceiling timber units, ample counter space. Stainless steel sink unit, integrated dishwasher, oven, hob & extractor fan. Fridge-freezer, part tiled walls, tiled floor and spotlights. Door to:
Utility Room	1.92m x. 1.89m	Built-in storage presses, washing machine, tumble dryer, oil burner. Tiled floor and door to outside.
Sitting Room	5.00m x 4.00m	Feature timber surround fireplace, carpet flooring, sliding doors to rear garden..
Master bedroom	3.43m x 2.81m	Bay window. Wide range of built-in wardrobes – including a double wardrobe set and headboard surround set. Carpet flooring.
En-suite	2.49m x 0.99m	Fully tiled shower stall with electric shower, w.c. & w.h.b. with overhead and mirror and lighting.
Hotpress		With dual immersion and shelving.
Cloak Closet		With ample hanging space.
Family Bathroom	3.43m x 1.95m	Fully tiled, bath with Mira Elite electric shower overhead, w.c., bidet and w.h.b. with overhead mirror cabinet.
Bedroom 2	4.70m x 3.00m	Carpet flooring, double bay built-in wardrobes.
Bedroom 3	3.59m x 2.49m	Built-in wardrobes and timber floor.

Total Floor Area: c. 97 sq. m. (c. 1,044 sq. ft.)

FEATURES

- 5 minutes to 'Blue Flag' beach and all amenities at Rosslare Strand.
- South facing rear garden offering a complete sun trap.
- Bright, spacious accommodation.
- Presented in excellent condition.
- Mature private development of only 19 houses.

OUTSIDE

- Southerly facing rear garden.
- Rear garden hosts mature hedging with colour for every season.
- Multiple patio areas within this sun trapped garden
- Ornamental water feature.
- Concrete drive
- Garden shed.

SERVICES

- Mains water.
- Mains electricity
- Mains drainage.
- OFCH.
- Broadband available.

DIRECTIONS: From Wexford Town proceed to Rosslare Strand. Take the first exit off the roundabout into Clonmaine, continue straight ahead and No. 14 is on the left hand side (For Sale sign). Eircode: Y35 YK52

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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Building Energy Rating (BER): E2 BER No.: 113104681
Energy Performance Indicator: 343.06 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents only. Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

Kehoe & Assoc.,
Commercial Quay,
Wexford
053 9144393
www.kehoeproperty.com
Email: **sales@kehoeproperty.com**

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