

FOR SALE

AMV: No. 7 - €355,000 (Bungalow)
No. 9 - €360,000 – Fully Furnished Showhouse

File No. c028.CM



‘Rushbrook’, Rosslare Strand, Co. Wexford

- An exclusive new development of only 10 detached homes in Rosslare Strand – Ireland’s premier holiday resort.
- Spacious detached two-storey homes extending to c. 1,764 sq.ft. Detached bungalows extending to c. 1,600 sq.ft.
- High specification finish – A3 BER Rating.
- Viewing is strictly by prior appointment with the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

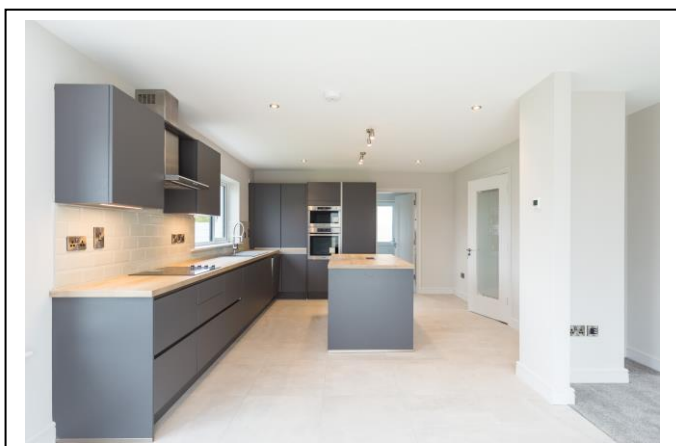
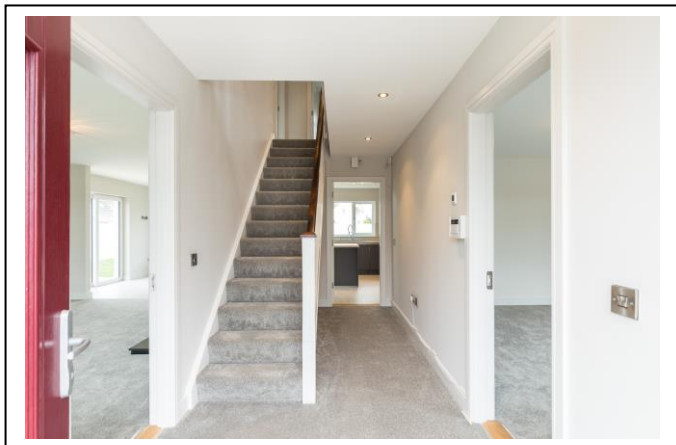
LOCATION: Rushbrook is conveniently located on the R740 which links Rosslare Strand with the N25. Wexford town is just 15km north. Rosslare Harbour Ferry Port is just 7km away with daily sailings to the UK and Mainland Europe. Dublin's M50 is just 140km north via N25/M11. Rosslare Strand offers a high standard of retail, service and leisure amenities with hotels, bars, restaurants & shops as well as the renowned 'Blue Flag' beach.

GENERAL DESCRIPTION: Spacious and bright 'A' rated homes of distinction at unbeatable value, Rushbrook offers unrivalled opportunities for modern and efficient living in this premier seaside location. Dublin based or Overseas buyers transitioning to this seaside area or families seeking proximity to Wexford, yet close to the amenities of Rosslare Strand will all benefit from the combination of technical standards, generous specification, efficiency, space and light offered in this accommodation.

The development comprises 7 two storey homes and 3 bungalows. Number 9 and 10, which showcase the discerning standards of this unique development are now available for viewing.

Accommodation comprises 4/5 bedrooms, kitchen/dining/sitting room, downstairs wet-room and two upstairs bathrooms.

To arrange a suitable viewing time, contact Wexford Estate Agents, Kehoe & Assoc. at 053 9144393. If you are searching for homes for sale in Wexford, this is an opportunity not to be missed.



ACCOMMODATION

Entrance Hallway	5.26m x 1.98m
Sitting Room	4.87m x 3.97m
Open Plan Kitchen/ Dining Room	7.27m x 3.97m
Utility Room	2.30m x 2.29m
Shower Room/W.C.	
Study/Bedroom 5	4.19m x 3.49m
First Floor	
Bedroom 1	4.96m x 3.97m
En-suite	
Bedroom 2	3.97m x 3.17m
Bedroom 3	4.19m x 2.68m
Bedroom 4	3.97m x 3.47m
Bathroom	2.45m x 2.38m

Approximate Floor Area: c. 163.88 sq.m. / 1,764 sq.ft.

GENERAL SPECIFICATION

- ❖ High specification finish to include triple glazed PVC windows by Senator Windows.
- ❖ Air to water high efficiency heat pump with underfloor heating at ground floor and aluminium radiators at first floor, very economical.
- ❖ Pressurised domestic water system.
- ❖ Superb quality bespoke kitchens, featuring island unit and extensive range of appliances – all as standard.
- ❖ Quality tiling in the bathroom, en-suite and kitchen.
- ❖ Generous electrical spec with brushed chrome accessories at ground floor as standard.
- ❖ Fully painted, large stone patio and large rear garden, seeded.
- ❖ Each home is provided with Fibre to The Home Infrastructure, enabling access to the highest available broadband speed.



FEATURES:

- Mooney kitchens with hardwood worktop finishes.
- Nobili tapware, composite sinks, Belling hob, Elica extractor, Whirlpool oven, microwave, fridge-freezer.
- Pop-up USB/power sockets in island unit.
- Hotpoint washer/dryers – raised and integrated.
- Brushed chrome electrical sockets.
- Henley stove.



ROSSLARE STRAND



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

Kehoe & Assoc.,

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Wexford

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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. PRSA No. 002141

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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