

# FOR SALE

AMV: €175,000 (Furnished)

File No. C589.BF



## 5 Cherry Grove, Grangewood, Rosslare Strand, Co. Wexford

- Presented in mint condition, fully furnished and ready for immediate occupation
- Superb location within walking distance of 'Blue Flag Beach'
- Close to all village amenities and bus/rail services
- Viewing strictly by prior appointment with the sole selling agents.

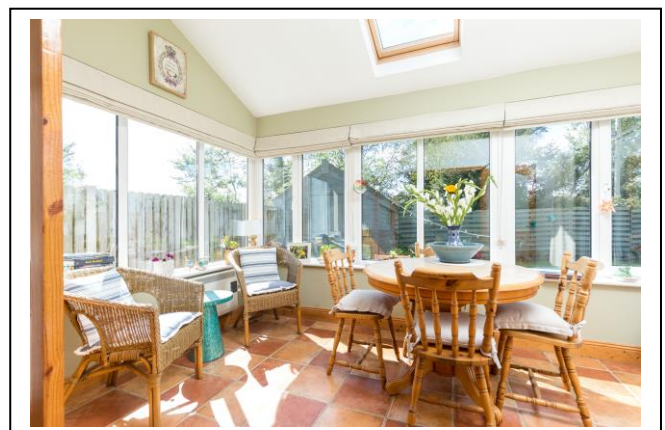
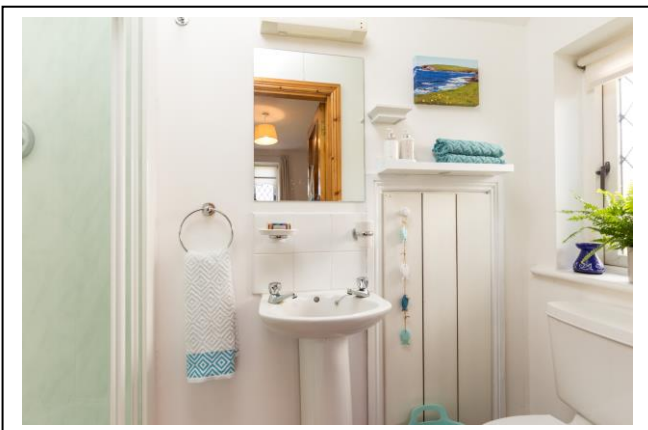


**Kehoe  
& ASSOC.**

## 5 Cherry Grove, Grangewood, Rosslare Strand, Co. Wexford

**LOCATION:** Attractive 3 bed detached holiday cottage situated at Grangewood within walking distance of Rosslare's 'Blue Flag' beach. The property has been well maintained, presented in mint condition throughout and is offered for sale fully furnished ready for immediate occupation. No. 5 Cherry Grove has excellent accommodation with open plan kitchen/living room, dining room/sunroom and 3 bedrooms. It is nicely positioned overlooking the green area with private drive and large enclosed rear with lovely sunny orientation. Grangewood is an ideal location for a holiday home or weekend retreat, conveniently situated on the Grange Road, close to Kelly's Resort Hotel & Sea Spa and the vast array of amenities available at Rosslare – Ireland's premier holiday resort. Viewing comes highly recommended and is by prior appointment with the sole selling agents only. For further details and appointment to view contact Wexford Auctioneers Kehoe & Assoc. 053 9144393.

**VIEWING:** Contact Wexford Estate Agents, Kehoe & Assoc. on 053 9144393





## ACCOMMODATION

Open Plan Living Room/ Kitchen	5.65m x 4.91m	With built-in floor and eye-level units, electric cooker, extractor, washing machine, dishwasher, fridge-freezer, part-tiled walls and tiled floor. Elevated open fireplace, electric storage heater and cloaks closet.
Sunroom	3.58m x 2.41m	With tiled floor and sliding patio doors to rear garden.
Bedroom 1	3.42m x 2.98m	With tiled floor and shower room ensuite.
Shower Room	2.47m x 0.91m	Shower stall with Grosfillex panelling, w.c, w.h.b and under stairs storage press.
Ensuite		
Stairs to first floor		
Hotpress		With dual immersion
Bathroom	2.72m x 1.65m	Bath with electric shower over and shower mixer taps and Grosfillex panelling, w.c and w.h.b and timber floor.
Bedroom 2	4.90m x 3.90m	With timber floor.
Bedroom 3	3.96m x 2.08m	With timber floor.

**Total Floor Area: c. 91.97 sq.m. (c.990 sq.ft.)**



## **FEATURES**

- Presented in mint condition
- Fully furnished
- Walking distance of 'Blue Flag Beach'
- Within easy reach of all village amenities

## **OUTSIDE**

- Concrete drive
- Spacious rear garden with lovely sunny aspect
- Paved Patio area
- Barna shed
- Side access

## **SERVICES**

- Mains electricity
- Mains water
- Mains drainage
- OFCH
- Alarm

**PLEASE NOTE:** For sale including all carpets, curtains, blinds, electrical appliances, light fittings, and furniture. All pictures, personal items, 2 x cream lockers, 2 x chairs and free-standing mirror in bedroom 1 are expressly excluded from the sale.

**DIRECTIONS:** Proceed into Rosslare Strand and keep left at the roundabout. Proceed down this road for 150m and keep left onto Grange Road. Continue passing Londis 'Boggans' Shop on the left, proceed over the railway crossing and turn left immediately for Grange Wood. Proceed into Grangewood and No. 5 Cherry Grove is the first cul-de-sac on the left. (For Sale Sign) Eircode Y35HX43

GROUND FLOOR



FIRST 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):**

**BER No.:**

**Energy Performance Indicator: kWh/m<sup>2</sup>/yr**

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**Kehoe & Assoc.,**

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Wexford

053 9144393

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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