

FOR SALE

AMV: €270,000

File No. a505 BF



31 The Cove, Rosslare Strand, Co. Wexford

- Attractive 3 bed semi-detached residence situated at The Cove, within walking distance of Rosslare's 'Blue Flag' beach and all amenities.
- No. 31 The Cove offers excellent accommodation with interlinking sitting room, kitchen/dining room providing fabulous entertaining space and 3 generously proportioned bedrooms perfect for family or guests.
- The enclosed rear garden is very private and not overlooked, it has a fabulous southerly aspect and is completely hard landscaped for ease of maintenance providing a wonderful sunny courtyard style outdoor space perfect for alfresco dining.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



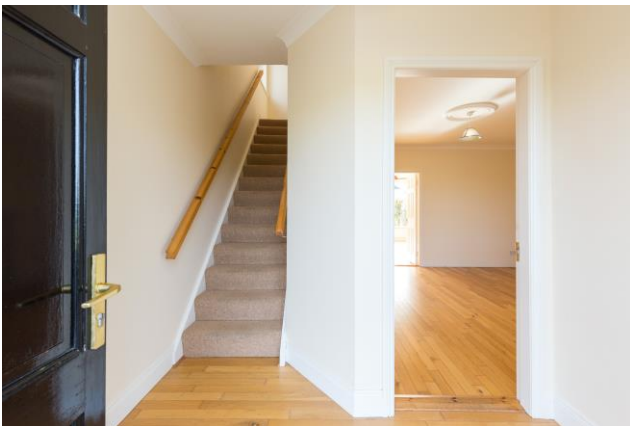
**Kehoe
& ASSOC.**

31 The Cove, Rosslare Strand, Co Wexford

Attractive 3 bed semi-detached residence situated at The Cove within walking distance of Rosslare's 'Blue Flag' beach. The property has been well maintained over the years, presented in mint condition throughout and is offered for sale ready for immediate occupation.

No. 31 The Cove offers excellent accommodation with interlinking sitting room, kitchen/dining room providing fabulous entertaining space and 3 generously proportioned bedrooms perfect for family or guests. It is nicely positioned in a quiet cul-de-sac with virtually no passing traffic. To the front there is an extensive brick drive providing ample off-street parking for at least two cars. The enclosed rear garden is very private and not overlooked, it has a fabulous southerly aspect and is completely hard landscaped for ease of maintenance providing a wonderful sunny courtyard style outdoor space perfect for alfresco dining. The Cove is an ideal location for a holiday home or weekend retreat, conveniently situated on the Mauritiustown Road, close to the fabulous Beach and the vast array of amenities available at Rosslare – Ireland's premier holiday resort. This property would also make an excellent family home close to facilities, sports and leisure clubs, primary school and the freedom this fabulous coastal location has to offer a growing family.

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.





ACCOMMODATION

Entrance Hallway	3.96m x 2.23m	With timber floor
Sitting Room	4.57m x 4.26m	With feature open fireplace, timber floor, understairs storage press and double doors to:
Kitchen/dining area	5.18m x 3.65m	With fitted floor and eye-level solid wood units, hob, extractor double oven. Timber floor and French doors to rear garden.
Utility Room	1.90m x 1.63m	With built-in units, fridge freezer, plumbed for washing machine. Timber floor and door to outside.
Toilet	1.90m x 1.00m	With w.c. and w.h.b. Part tiled walls and timber floor
First Floor		
Bedroom 1	3.35m x 2.74m	With built-in wardrobes, shelving and shower room en-suite.
Ensuite	1.61m x 1.42m	Fully tiled, shower stall with electric shower, w.c., w.h.b., built-in shelving.
Hotpress		With dual immersion.
Bedroom 2	3.35m x 2.74m	With built-in wardrobe and Jack and Jill door to bathroom.
Bathroom	2.41m x 1.66m	Fully tiled, bath with shower over, w.c., and w.h.b. Jack & Jill door to bedroom 1.
Bedroom 3	2.74m x 2.43m	

Total Floor Area: c. 91.7 sq.m. / 987 sq.ft.



Features

- Presented in mint condition
- Spacious accommodation
- Quiet cul-de-sac location
- Walking distance of 'Blue Flag Beach'
- Within easy reach of all village amenities

Outside

- Extensive brick forecourt
- Southerly facing rear garden
- Paved Patio area
- Garden shed
- Side access

Services

- Mains electricity
- Mains water
- Mains drainage
- OFCH

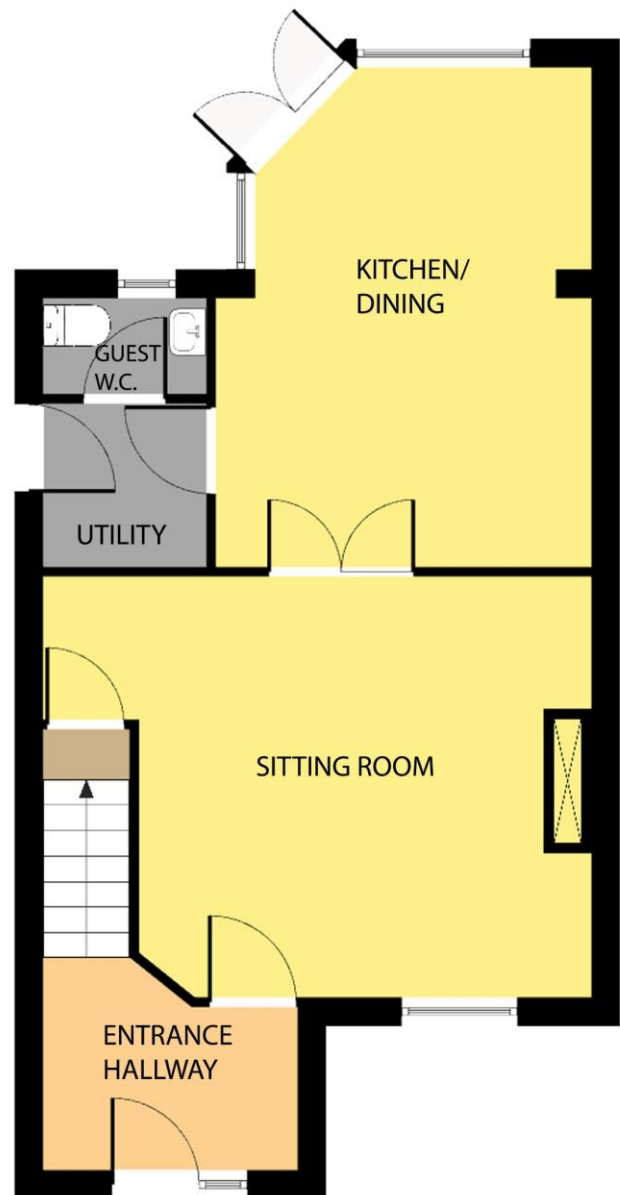
NOTE: For sale including all carpets, electrical appliances and light fittings. Residents Association €100 per annum.

VIEWING: Strictly by prior appointment with the sole selling agents only.

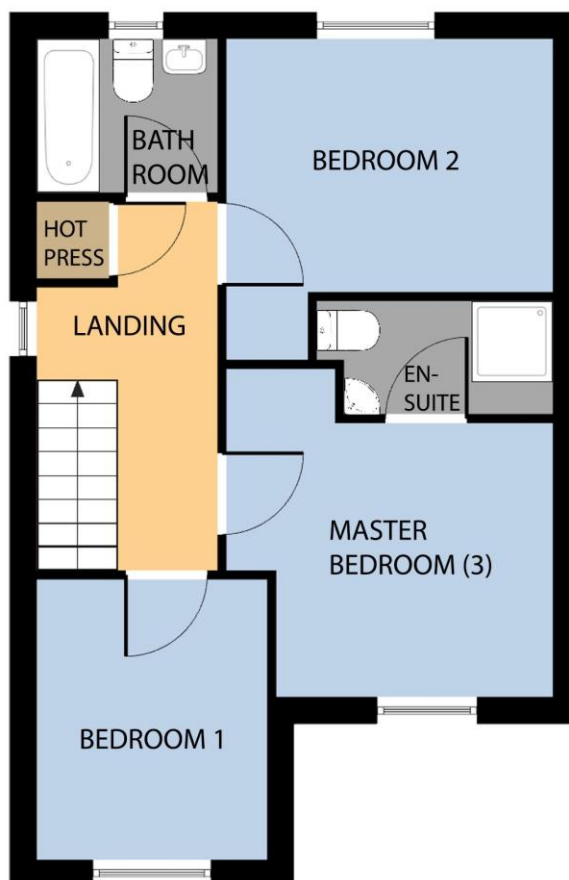
DIRECTIONS: Proceed into Rosslare Strand along Station Road and turn right at the T junction onto Strand Road. Proceed up the hill and follow the road to the right onto the Mauritiustown Road. Continue over the railway bridge and The Cove is the first development on the right-hand side. Proceed into the development follow the road around to the left, take the first right and No 31 is at the left-hand side. (For Sale Sign) Eircode Y35XF54



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): C3 BER No. 104549316
Energy Performance Indicator: 56.94 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents.

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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. PRA No. 002141