

FOR SALE - ONLINE AUCTION

Friday 22nd April, 2022 at 12 noon

Disclosed Reserve: €250,000

File No. a951.LM



3 Strand Avenue, Rosslare Strand, Co. Wexford

You are required to register to bid for this auction, if you wish to register to bid log onto Kehoeproperty.com

- An excellent 3 bedroomed family home extending to c. 84.72 sq.m. / c. 912 sq.ft.
- Situated on Strand Road, directly across the road from Rosslare's 'Blue Flag Beach' - Rosslare Strand is widely regarded as Ireland's premier holiday resort.
- Acc. briefly comprises; entrance hallway, sitting room, kitchen/dining room, guest w.c., 3 bedrooms (1 en-suite), family bathroom.
- Viewing is strictly by prior appointment with the sole selling only, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

3 Strand Avenue, Rosslare Strand

If you are looking for a home in Rosslare Strand, this location will not be beaten. It is a wonderful 3 bed two-storey home situated directly across the road from the beach on Strand Road, in Ireland's premier holiday resort. All amenities are literally on your doorstep including; supermarket, pharmacy, pub, restaurants, hotels. It is within an easy stroll of church, creche, school, playground, to name but a few. The 'jewel in the crown' is the fact that it is situated directly opposite Rosslare's 'Blue Flag' Beach. It would be an ideal home either for a permanent occupier, a retired person or obviously a summer residence. The property was built approximately 8 years ago and has been lovingly maintained by the current owner. It is presented in for sale in excellent condition. As with all property, location is the key, and if you are in the market for a property in Rosslare, this simply must be viewed.

Viewing comes highly recommended and is by prior appointment with the sole selling agents only. To arrange a suitable viewing time contact Kehoe & Assoc. at 053 9144393 or by email: sales@kehoeproperty.com

Rosslare Strand



ACCOMMODATION

Entrance Hallway	3.10m x 1.61m	Timber floor, alarm panel, telephone point
Sitting Room	4.35m x 3.77m	Feature fireplace, marble tiled inset and timber surround.
Kitchen/Dining Room	4.90m x 3.30m	Fitted kitchen, extensive wall and floor units, integrated oven, hob & extractor fan, stainless steel sink unit, washing machine, fridge-freezer, French doors leading to outside and patio area.
Guest W.C.		With w.c. and w.h.b.

Timber stairs to first floor

Landing Area	2.83m x 1.85m	
Master Bedroom	3.81m x 2.86m	
En-suite		W.C., w.h.b., shower stall with Triton T90si electric shower. Tiled shower stall, Velux roof window.
Bedroom 2	3.10m x 2.86m	
Bedroom 3	3.74m (max) x 2.22m	
Family Bathroom		W.C., w.h.b., bath with tiled splashback.

Total Floor Area: c. 85 sq.m. (c. 914 sq.ft.)





Features

- Stone's throw from beach
- Adjacent to every amenity
- On Strand Road in Rosslare
- Fully alarmed
- Property in excellent condition.

Services

- Mains water
- Mains sewerage
- ESB
- Telephone
- Wifi

Outside

- Rear patio area (enclosed)

Legal: Caroline Ahearne, Niall O'Brien & Co., Solicitors, Chapel Hill, Lucan, Co. Dublin

Directions: From Wexford proceed into Rosslare until you come to Sinnott's Pub on the right-hand side. Turn left at The Centra Shop and the property for sale is the third house on your left (just across from the beach). **Eircode: Y35 Y667**

Building Energy Rating (BER): D1 BER No.: 105056840

Energy Performance Indicator: 226.65 kWh/m²/yr

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Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

Kehoe & Assoc.,
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Wexford
053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



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