

FOR SALE

AMV: €170,000

File No. c398.BF



19 Barryville Court, Rosslare Harbour, Co. Wexford

- Attractive 3 bedroomed residence extending to c. 87 sq.m. / 938 sq.ft.
- Situated in the heart of Rosslare Harbour – within walking distance of the International Ferry Port and all village amenities. Only a couple of minutes driving distance from the fabulous sandy beach at St. Helens.
- Flexible layout with double bedroom and bathroom at ground floor level.
- Accommodation briefly comprises; entrance hallway, sitting room, kitchen/dining room, 3 bedrooms, toilet and family bathroom.
- Enclosed rear garden with largen garden shed/workshop.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

19 Barryville Court, Rosslare Harbour

Attractive 3 bedroomed detached dormer style bungalow located in the heart of Rosslare Harbour. This location offers a host of essential amenities all within easy reach including supermarket, bank, church, school, pharmacy, medical centre, hotels and social club. The residence is also within walking distance of Rosslare Euro Port and regular bus/rail services. Within easy reach of the coastal path and miles of dunes perfect for a leisurely stroll or energetic walk. Only a couple of minutes' drive from the fabulous sandy beach at St. Helens. The property is presented in good condition throughout and comes to the market fully furnished and ready for immediate occupation. Flexible well laid out accommodation with ample reception space, double bedroom and bathroom downstairs and two further bedrooms and toilet upstairs. There is a garden to the front with concrete drive providing off street parking for several cars. Enclosed rear garden with large garden shed/workshop (3.12 x 5.59). Superb starter home, retirement home or coastal holiday retreat in this convenient village centre location.

Viewing highly recommended and is strictly by prior appointment with the sole selling agents, contact Wexford Auctioneers Kehoe & Associates on 053-9144393.



ACCOMMODATION

Entrance Hallway 5.19m x 1.97m

Kitchen/Dining Room 7.60m x 3.23m

With built-in floor and eye level units, electric cooker, fridge freezer and washing machine, tiled floor, part tiled walls and door to outside

Sitting Room 4.49m x 3.94m

With open fireplace, ceiling coving and centre piece

Bedroom 1 3.96m x 3.02m

Bathroom 1.95m x 2.03m

Bath with shower mixer taps, w.c., w.h.b., part tiled walls and tiled floor

Hotpress

With dual immersion.

First Floor

Bedroom 2 3.26m x 4.29m

With timber floor and access to eaves storage

Toilet 1.92m x 0.66m

With w.c. and w.h.b.

Bedroom 3 4.30m x 4.17m

With built-in wardrobes, vanity unit and timber floor

Total Floor Area: c. 87 sq.m. (c. 938 sq.ft.)





Features

- Convenient village centre location.
- Ideal retirement property
- Walking distance to all essential amenities
- Close to bus/rail services

Outside

- Front garden with concrete drive and ample car parking.
- Enclosed rear garden
- Large garden shed/workshop (5.59m x 3.12m)

Services

- Mains water
- Mains electricity
- Mains drainage
- OFCH

NOTE: All carpets, curtains, blinds, light fittings, electrical appliances and furniture are included in the sale. All pictures, ornaments and personal items are expressly excluded from the sale.

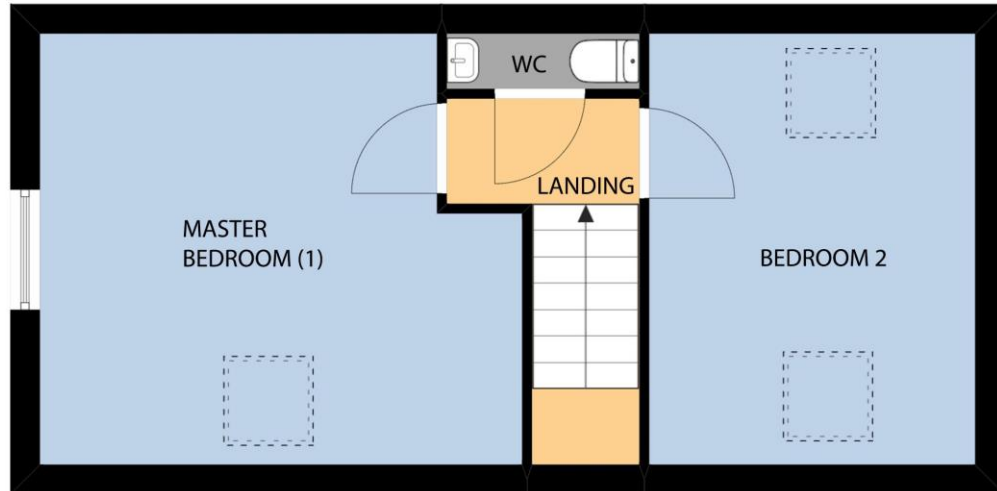
VIEWING: Strictly by prior appointment with the sole selling agents only.

DIRECTIONS: From Wexford town proceed to Rosslare Harbour, turn right at the church onto St. Martins Road. Continue passing the Bank of Ireland and the Railway Social Club on the right-hand side and Barryville Court is the next development on the right. Proceed into Barryville Court follow the road around to the left and then right and No. 19 is the 3rd house on the right-hand side. Eircode: www.eircode.ie Eircode: Y35 AOX3.

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.

COPYRIGHT: SHOWCASE IMAGES.IE



Building Energy Rating (BER): D2

BER No. 112516349

Energy Performance Indicator: 277.18 kWh/m²/yr

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

Kehoe & Assoc.,

Commercial Quay,

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. PRA No. 002141