

FOR SALE

AMV: €190,000

File No. c916.CWM



No. 10 Portside, Rosslare Harbour, Co. Wexford

- Located within minutes of Rosslare Euro Port and the N25 linking routes to Dublin
- A family home property with 3 bedrooms and 3 bathrooms.
- Well-appointed accommodation extending to c. 106 sq.m. / 1,140 sq.ft.
- Enclosed southerly facing private rear garden
- Accommodation in brief, entrance hallway, living room with open fire, kitchen, guest w.c., 3 bedrooms (master en-suite), and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

No. 10 Portside, Rosslare Harbour

GENERAL DESCRIPTION: Excellent 3 bed semi-detached property located in this modern and sought after development at Portside, Rosslare Harbour. The property enjoys an ideal position with a generous driveway, side access, spacious & private garden to rear with south facing aspect. The property itself is presented to the market in excellent condition featuring well laid out bright accommodation and enjoys a very tasteful decor. The living room has a welcoming open fire for cosy winters evenings and the sliding doors to the south facing rear patio is ideal for summer al fresco dining. Accommodation briefly comprises of entrance hall, living room with open fire, kitchen, guest w.c., Master bedroom with ensuite, two further bedrooms and family bathroom.

All amenities and facilities are within walking distance including shops, church, supermarket, post office, bank, pharmacy, restaurants, school, creche etc. The Rosslare Euro port offers daily sailings to the UK & Europe, daily train & bus service.

A range of long sandy beaches are close by at Rosslare Harbour, Rosslare Strand, St. Helens, Carne and more beyond. Wexford town centre is approx. 15 mins and Dublin City & airport is less than 2 hours via the N/M11.

The sale of this property offers an excellent opportunity for those seeking to acquire a beautifully presented home in a highly convenient & sought-after coastal location and would suit a wide range of buyers.

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



ACCOMMODATION

Entrance Hallway	7.00m x 1.17m	Tiled flooring, telephone points
Living Room	4.98m x 3.48m	Timber flooring, open fireplace with cast iron insert, timber surround and marble hearth. T.V. point.
Guest W.C.	1.79m x 1.58m	Tiled flooring, w.c. and w.h.b., space for dryer.
Kitchen	4.91m x 3.61m	Tiled flooring, floor & eye level cabinets, stainless steel sink unit, double oven with extractor fan overhead, Hotpoint fridge-freezer, Whirlpool dishwasher. Sliding doors to rear patio.

Carpeted timber staircase to first floor

Landing	3.31m (max) x 2.66m (max)	Carpeted flooring. Hotpress with dual fuel immersion and shelving.
Master Bedroom	4.29m x 3.61m	Carpeted flooring, built-in wardrobes.
En-suite	3.59m x 0.81m	Lino flooring, corner shower stall with tiled wall surround and Triton T90sr shower, w.c., w.h.b. with overhead cabinet and mirror.
Bedroom 2	3.83m x 2.97m	Carpeted flooring, built-in wardrobes.
Bedroom 3	3.84m (max) x 2.12m (max)	Carpeted flooring,
Family Bathroom	2.16m x 1.79m	Lino flooring, bathtub with showerhead faucet overhead, tiled wall surround, w.c. and w.h.b. with tiled splashback.

Total Floor Area: c. 106 sq.m. / 1,140 sq.ft.





Features

- 3 bedrooms, 3 bathrooms
- Sought-after development
- Extending to c. 106 sq.m. / 1,140 sq.ft.

Outside

- Off-street parking
- Cobblelock driveway
- Southerly facing private rear garden.

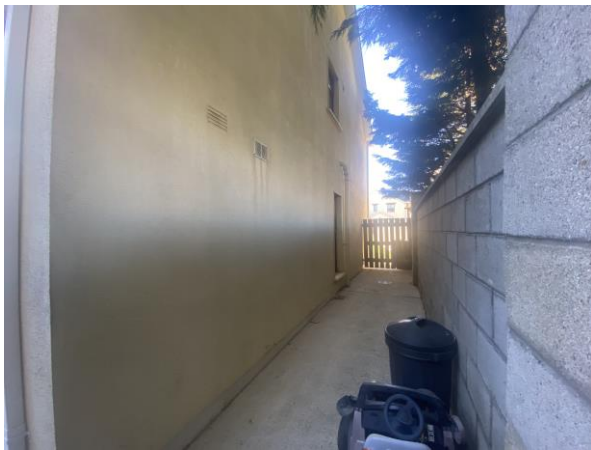
Services

- OFCH
- Broadband
- Mains water
- Mains drainage

VIEWING: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

DIRECTIONS: From the Wexford bypass N11/N25 continue south to the Rosslare Roundabout junction at the R730 and N25. Exit the roundabout onto the N25 onto the Rosslare Road. Travel approximately 7km to meet the Ashfield Cross Roundabout and take the 2nd exit to stay on the N25. Travel for another circa 6km and turn right onto St Martin's Road (directional signpost) Continue straight for 600m and turn right onto Cawdor St., then in 300mtrs turn right into Portside Development. Continue straight for 100mtrs and then turn right the property for sale is on your right-hand side. (For Sale Sign).

Eircode: Y35 PX05



Building Energy Rating (BER): C3 BER No.: 105227482
Energy Performance Indicator: 207.35 kWh/m²/yr

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

Sales Agent

CATRIONA MURPHY

087 2427525

Email: catriona@kehoeproperty.com



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.

PRSA No.002141