

# FOR SALE

AMV: €270,000 (Part Furnished)

File No. c948.BF



## 21 Grange Meadows, Rosslare Strand, Co Wexford. Y35F682

- Charming 3 bedroomed detached cottage style residence situate in this mature private development of only 24 houses. Grange Meadows is located within easy walking distance of Rosslare's 'Blue Flag' beach, shops, hotels, restaurants, bus/rail services and all amenities.
- The property has been well maintained over the years and is presented in good condition, it does require some modernisation and general upgrading but nothing too costly. The rear garden is directly south facing and is an absolute suntrap providing the perfect setting for alfresco dining or a spot of sunbathing.
- Grange Meadows is an ideal location for a holiday home or weekend retreat it would also have much to offer anyone looking towards retirement or downsizing.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

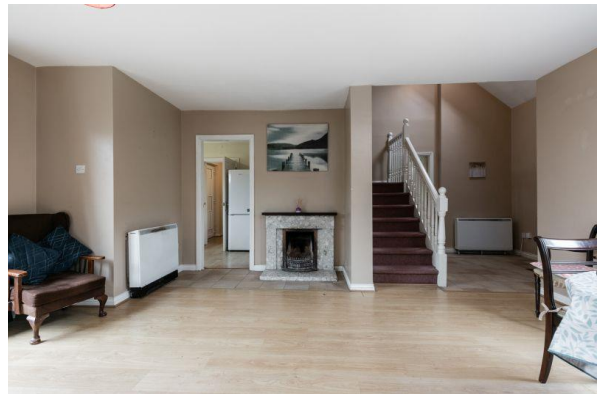
**Kehoe  
& ASSOC.**

## 21 Grange Meadows, Rosslare Strand, Co. Wexford Y35F682

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The property has been well maintained over the years and is presented in good condition, it does require some modernisation and general upgrading but nothing too costly. No. 21 Grange Meadows boasts excellent accommodation with a flexible layout currently offering a spacious open plan main reception room, separate kitchen and double bedroom downstairs and two large double bedrooms upstairs. There is a small garden with off-street parking to the front. Exceptionally private garden to the rear which backs onto the amenity space, so it is not overlooked. The rear garden is directly south facing and is an absolute suntrap providing the perfect setting for alfresco dining or a spot of sunbathing. Grange Meadows is an ideal location for a holiday home or weekend retreat it would also have much to offer anyone looking towards retirement or downsizing. Conveniently situated close to the fabulous Beach and the vast array of amenities available in Rosslare Strand – 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.



## ACCOMMODATION

Entrance Porch	2.34m x 1.38m	With tiled flooring, open to:
Open Plan: Living/ Dining Room	5.38m x 4.48m	With laminate flooring, marble open fireplace, and sliding patio doors to rear garden.
Kitchen	3.02m x 3.47m	With laminate flooring, built-in floor and eye level units, electric cooker, dishwasher, and understairs storage area.
Utility Room	1.59m x 1.60m	With laminate flooring, part-tiled walls, stainless steel sink unit, built-in press, worktop, washing machine, fitted shelving, and door to outside.
Toilet	1.62m x 1.19m	With laminate flooring, w.c. and w.h.b.
Bedroom 3	3.41m x 3.63m	
<b>First Floor</b>		
Bedroom 1	5.34m x 5.57m	With shower room ensuite.
Ensuite	1.82m x 1.65m	With laminate flooring, tiled floor, tiled shower stall with electric shower, w.c., w.h.b.
Bathroom	1.85m x 1.69m	With bath, w.c., w.h.b, part-tiled walls and fully tiled flooring.
Bedroom 2	5.32m x 3.42m	

**Total Floor Area: c. 107 sq.m. (c. 1,152 sq.ft.)**





## Features

- Charming, detached cottage
- Spacious accommodation
- Mature private development
- Close to beach and all village amenities

## Outside

- South facing rear garden
- Exceptionally private
- Paved patio area
- Off street parking

## Services

- Mains electricity
- Mains water
- Mains drainage
- OFCH

**NOTE:** All carpets, curtains, blinds and furnishings are included in the sale.

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

**DIRECTIONS:** Directions: As you enter Rosslare Strand fork left onto Grange Road past the Londis Shop on the left and Grange Meadows is the second development on the right-hand side. Proceed into Grange Meadows, turn left after the green area and No. 21 is on the left-hand side. For Sale Sign. **Y35F682.**

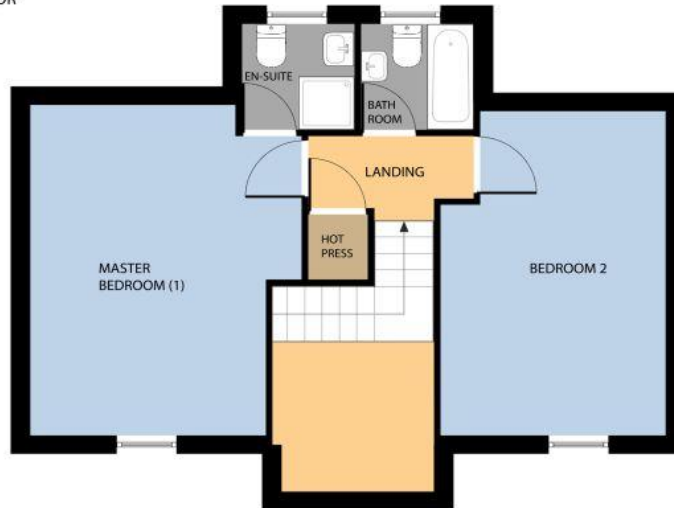


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used 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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FIRST FLOOR



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**Building Energy Rating (BER): D1 BER No. 103019584**

**Energy Performance Indicator: 60.84 kWh/m<sup>2</sup>/yr**

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

**Kehoe & Assoc.,**

Commercial Quay,

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. PRA No. 002141