

FOR SALE

AMV: €245,000 (Furnished)

File No. c962.BF



20 St Helen's Cove, Rosslare Strand, Co. Wexford

- No. 20 St. Helen's Cove is located in a secure gated complex, adjacent to St. Helens Golf Club and only a short stroll from the fabulous sandy beach.
- The property has been well maintained, tastefully decorated, presented in excellent condition and is offered for sale fully furnished.
- There is a double garden to the rear with wonderful southerly aspect, perfect for outdoor dining, evening barbeque's or a spot of sunbathing. Exceptionally large rear garden offerereng scope to extend the living space with the addition of a sizeable sunroom and still retain plenty of garden space.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.

20 St Helen's Cove, Rosslare Strand, Co. Wexford

No. 20 St. Helen's Cove is located in a secure gated complex, adjacent to St. Helen's Golf Club and only a short stroll from the fabulous sandy beach. The spacious accommodation offers ample living space and two double bedrooms downstairs and a further two double bedrooms upstairs. It has been well maintained, tastefully decorated, presented in excellent condition throughout and offered for sale fully furnished.

No. 20 is nicely positioned on a corner site looking on to the green area with ample visitor carparking close by. Garden to the front with a private drive offering off-street parking. There is a double garden to the rear with a wonderful southerly aspect, perfect for outdoor dining, evening barbeque's or a spot of sunbathing. The exceptionally large rear garden offers scope to extend the living space with the addition of a sizeable sunroom and still retain plenty of garden space. Outside the common areas are attractively landscaped and well maintained. Residents of St. Helen's Cove have the use of the playground and tennis courts in the adjoining St. Helen's Village Development. If you are searching for a holiday home or permanent home in a coastal location in the Sunny South East this is an opportunity not to be missed.

For further information and viewing arrangement contact Wexford Auctioneers Kehoe & Associates 053-9144939.



ACCOMMODATION

Entrance Hallway	6.53m x 1.17m	With fully tiled flooring with stairs to first floor and understairs storage press
Sitting Room	5.11m x 3.09m	With fully tiled flooring, feature open fireplace, open plan to:
Kitchen	5.74m x 3.24m	With part-tiled flooring, excellent range of floor to eye level units, electric hob, extractor, double oven, dishwasher, American style fridge freezer and sliding patio doors to rear garden
Utility Room	1.90m x 2.30m	With fully tiled flooring, washing machine, dryer, worktop, built-in storage presses and door to outside.
Bedroom	3.98m x 3.08m	With fully tiled flooring and shower room
Shower Room	2.37m x 1.55m	With fully tiled shower stall with power shower, w.c., w.h.b.
Bedroom	2.57m x 2.67m	With fully tiled flooring
First Floor		
Bedroom	5.68m x 3.24m	With timber flooring and jack and jill door to bathroom
Bathroom	2.30m x 1.70m	Fully tiled with bath with electric shower, shower mixer taps over, w.c., w.h.b.
Bedroom	5.67m x 2.57m	With timber flooring

Floor Area c 126 sq.m./c. 1,356 sq.ft.





Features

- Wonderful southerly aspect.
- Excellent condition.
- Walking distance to beach.
- Well maintained gated development.

Outside

- Mains water.
- Mains electricity.
- Communal treatment plant.
- Electric storage heating.

Services

- Large corner site with extensive south facing garden to the rear.
- Front garden & driveway.
- Nicely positioned overlooking green area.

NOTE: Residents Association €1,000 p.a. covering waste water treatment plant, communal grass cutting, external painting every 5 – 6 years, refuse collection, use of playground and tennis courts.

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

DIRECTIONS: Proceed in the direction of Rosslare Harbour until you come to Kilrane Village. Take the second turn right in the village passing Kilrane Primary School on your right-hand side. Proceed down here for approximately 2km until you come to a four-crossroads where the main road turns to the right. Continue straight ahead at this 4-way junction, and St. Helen's Cove is the gated development at the end of the road. Proceed into St. Helen's Cove and No. 20 is the first house on the right. For Sale Sign. Eircode Y35WC90



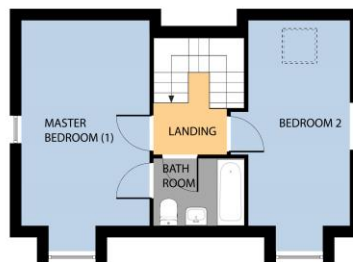


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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



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): C3 BER No. 114788292
Energy Performance Indicator: 43.36 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