

FOR SALE

AMV: €270,000

File No. c992.CWM



No. 15 Rosetown Village, Rosslare Strand, Co. Wexford

- A short 600m walk onto the 'Blue Flag' beach at Rosslare Strand.
- Semi-detached 3 bed, 3 bathroom property extending to c. 107 sq.m. / 1,152 sq.ft.
- Central location in Rosslare Strand, 2km from the train station, 2.5km from Kelly's Resort Hotel & Spa and 3km from Rosslare Golf Club
- South-facing rear garden, ideal for al-fresco dining.
- Accommodation comprises; entrance hallway, guest w.c., large sitting room, kitchen/dining room, 3 bedrooms (master en-suite), family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

No. 15 Rosetown Village, Rosslare Strand

General Description: 15 Rosetown Village is situated on the Rosehill Heights Road in Rosslare Strand, a short 600mtrs walk to the famous Rosslare 'blue-flag' beach. The property is 2km from the Train Station and 2.5km from Kelly's Hotel and 3km from Rosslare Golf Club. There are a large host of amenities on offer including; hotel, restaurants, shops, playground and many sporting amenities from golf to sea angling and various water sports.

Rosetown Village is a small development of only 24 houses built in 2001. This property would be an ideal home either for a permanent occupier, a retired person or obviously a summer residence. The property has been lovingly maintained by the current owner. It is presented in for sale in excellent condition.

Very rarely do properties in this location come for sale and in particular one that is in turn-key condition.

Viewing comes highly recommended. To arrange a suitable viewing time contact Wexford Auctioneers Kehoe & Assoc. at 053 9144393.







ACCOMMODATION

Entrance Hallway	2.05m x 1.97m	Tiled flooring, w.h.b. with tiled splashback & mirror overhead, w.c.
Guest W.C.	1.98m x 1.89m	
Central Corridor	4.14m x 1.53m	Tiled flooring.
Sitting Room	6.97m x 3.46m	Timber laminate flooring, open fireplace with marble surround and timber mantelpiece. Dual aspect, large window overlooking front garden. French doors to rear gardens, t.v. & electrical points.
Kitchen/Dining Room	4.04m x 3.22m	Tiled flooring, ground & eye level cabinets, counterspace, tiled splashback, single drainer stainless steel sink, Indesit 9km washing machine, dishwasher, double electric oven with 4-ring hob and extractor fan overhead, fridge-freezer. Large window overlooking rear garden, door to rear garden

Timber carpeted staircase leading to half-way point and large corner dual aspect window

Landing	4.75m x 2.00m	Carpet flooring, attic access. Hotpress with dual immersion. Large window overlooking rear garden, built-in wardrobes.
Master Bedroom	3.47m x 3.22m	
En-suite	2.52m x 0.97m	
Bedroom 2	3.22m x 2.96m	Lino flooring, Velux window overhead, enclosed tiled corner shower stall with Triton T90sr, w.c., w.h.b. with tiled splashback, mirror and light overhead.
Bedroom 3	3.64m (max) x 3.16m	Carpet flooring, window overlooking rear gardens.
Family Bathroom	2.38m x 2.35m	Carpet flooring, window overlooking front garden.
		Lino flooring, bathtub with half-wall tile surround. W.C., w.h.b. with tiled splashback, mirror and light overhead.

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



Features

- A short 600m walk onto the Rosslare Strand Beach
- Semi-detached 3 bedroom, 3 bathroom property.
- Extending to c. 107 sq.m. / 1,152 sq.ft,

Outside

- Quiet cul-de-sac
- Off street parking
- West facing rear garden in lawn
- Large decking area
- Side access

Services

- Mains water
- Mains drainage
- OFCH
- Broadband

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: Eircode: Y35 W282



BLUE FLAG' BEACH AT ROSSLARE STRAND



Building Energy Rating (BER): C3 BER No. 115161234
Energy Performance Indicator: 209.82 kWh/m²/yr

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

Sales Agent

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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. PRSA No. 002141