

FOR SALE

AMV: €350,000

File No. d131.BF



‘Rose Cottage’, Rosslare Strand, Co. Wexford

- Charming single storey cottage situated at Walsheslough in Rosslare Strand within walking distance of the fabulous Blue Flag Beach. Conveniently situated literally around the corner from Station Road and a just short stroll from the village centre.
- Rose Cottage is a real hidden gem sitting on a lovely private and totally enclosed site offering immense privacy. The outdoor space is carefully designed with family and entertaining in mind, completely walled/fenced-in and accessed via electronic gates
- The cottage itself has been well maintained over the years and is presented excellent condition.
- The interior is decorated in a traditional cottage style with well equipped kitchen, 2 reception rooms, 5 bedrooms, 2 bathrooms and guest toilet.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

‘Rose Cottage’, Rosslare Strand, Co. Wexford

General Description: Charming single storey cottage situated at Walsheslough in Rosslare Strand within walking distance of the fabulous Blue Flag Beach. Rosslare Strand Wexford’s Premier Holiday Resort has a host of excellent amenities on offer including golf, water-sports, tennis, shops, café’s, restaurants, hotels and excellent bus/rail services. Conveniently situated literally around the corner from Station Road and a just short stroll from the village centre.

Rose Cottage is a real hidden gem sitting on a lovely private and totally enclosed site offering immense privacy. Fabulous sunny aspect with extensive patio areas both front and rear to follow the sun throughout the day. The outdoor space is carefully designed with family and entertaining in mind, completely walled/fenced-in and accessed via electronic gates. Lovely sheltered courtyard style setting the perfect spot to enjoy a spot of sunbathing or barbeque on a balmy evening. The grounds are very low maintenance and all hard landscaped with and ornamental pond, water feature and some nice mature planting.

The cottage itself has been well maintained over the years it is presented excellent condition. The interior is decorated in a traditional cottage style with well equipped kitchen, 2 reception rooms, 5 bedrooms, 2 bathrooms and guest toilet. This property has much to offer as a holiday retreat with an abundance of bed spaces and ample reception space sure to satisfy the needs of any extended family.

Early viewing of this well positioned property comes highly recommended, for viewing arrangements contact Wexford Auctioneers Kehoe & Associates 053-9144393



ACCOMMODATION

Entrance Porch	1.76m x 1.76m	With travertine tiled floor.
Living/Dining Room	5.56m x 3.51m	With feature brick open fireplace and timber floor. Open plan to:
Kitchen	3.05m x 2.27m	With excellent range of built-in floor and eye-level units, electric cooker, extractor, dishwasher, fridge freezer, part tiled walls, travertine tiled floor hotpress with dual immersion and door to outside.
Hallway	1.55m x 1.41m	With tiled floor and door to outside.
Inner Hallway	3.74m x 0.99m	With tiled floor.
Sun Room	6.20m x 5.10m	With feature brick open fireplace, built-in shelving and storage presses and timber floor. Vaulted ceiling with motorised chandelier style candelabra.
Bedroom 1	3.63m x 3.36m	With r.v. sheeted ceiling, recessed lighting, dressing room and ensuite bathroom.
Dressing Room	1.59m x 1.70m	Fully fitted out with shelving, drawers and hanging rails.
En-suite	2.29m x 1.55m	Fully tiled. Double ended jacuzzi bath with electric shower over, w.c. and w.h.b.
Bedroom 2	2.98m x 2.98m	With r.v. sheeted ceiling.
Toilet	1.14m x 0.84m	With w.c., w.h.b. and tiled floor.
Utility Room	1.88m x 1.51m	With worktop, fitted shelving, washing machine and tiled floor
Bedroom 3	2.25m x 2.22m	With r.v. sheeted ceiling and timber floor.
Bedroom 4	3.22m x 2.31m	With built-in bed, vanity unit, r.v. sheeted ceiling and walk-in wardrobe.
Bathroom	3.21m x 2.80m	Tiled shower stall with electric shower, bath, w.c. and vanity w.h.b. Part tiled walls and part tiled/part laminate floor. Door to:
Bedroom 5	3.23m x 2.86m	With built-in wardrobe and beamed ceiling

Total Floor Area: c. 147 sq.m. / 1,582 sq.ft.







Features

- Superb location walking distance Blue Flag Beach
- Only a short stroll from all village centre amenities
- Wexford's Premier Holiday Resort with a host of amenities on offer
- Charming single storey cottage

Outside

- Completely walled/fenced-in
- Electronic gates
- Extensive patio areas
- Hard landscaped low maintenance finish
- Garden shed

Services

- Mains water
- Mains electricity
- Mains drainage
- OFCH
- Alarm

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

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: On entering Rosslare Strand take the first exit off the roundabout onto Walsheslough and Rose Cottage is the first property on the left-hand side. For Sale Sign. **Eircode: Y35 Y153.**



GROUND 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.

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Building Energy Rating (BER): E1 BER No. 113562300
Energy Performance Indicator: 337.32 kWh/m²/yr

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

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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