

FOR SALE

AMV: €485,000

File No. d168.CM



‘Elmwood’, Grange Court, Rosslare Strand, Co. Wexford

- Perfect 4 bedroom family home occupying one of the most convenient locations in Rosslare Strand, walking distance to restaurants, hotels, café, etc.
- South-west facing granite patio area sheltered with mature boundaries and beautiful apple trees.
- A stone's throw to Rosslare Strands ‘Blue Flag’ beach and all amenities Rosslare Strand has to offer.
- Ideal property for permanent residence or holiday makers.
- Pedestrian link onto Strand Road, close to Kelly's Resort Hotel.
- Accommodation comprises; 4 double bedrooms (including shower stall in master), sitting room, open plan kitchen/ dining/living area, family bathroom, guest wc, integral garage
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

‘Elmwood’, Grange Court, Rosslare Strand, Co. Wexford

General Description: Elmwood occupies one of the best sites in Rosslare Strand. Benefitting from a south-westerly aspect with private and mature boundaries, the sheltered rear garden with granite patio area is a suntrap during the summer months. Three large apple trees adorn this tranquil setting. Sliding doors onto the patio from the open plan kitchen/living/dining area create the perfect blend of indoor/outdoor living. A perfect space for dining al fresco during the long summer evenings.

This spacious property is perfect for permanent residence or holiday makers alike. The accommodation comprises 4 large double bedrooms, family bathroom, guest w.c, open plan kitchen/living/dining area, spacious sitting room with feature triple aspect bay window and an integral garage with the potential to convert. A concrete entrance driveway is enhanced with granite kerbing which adds a touch of luxury upon entry.

The property is uniquely located central to all amenities Rosslare Strand has to offer. Rosslare Strands ‘Blue Flag’ Beach is easily accessible through a pedestrian walkway to Strand Road adjacent to Elm Wood. ‘The French Connection Clothing Store’ on Strand Road is 300m away with an access point to the beach opposite this shop. Both ‘Kelly’s Resort Hotel & Spa’ and ‘Coast Hotel Rosslare Strand’ are less than 500m from this location. There a host of other amenities within walking distance including Rosslare Golf Club, water sports centre, pubs, restaurants, etc.

Viewing of this property comes highly recommended. Contact the sole selling agents, Kehoe & Assoc. on 053 9144393



ACCOMMODATION

Entrance Porch	1.62m x 0.84m	With tiled floor.
Entrance Hallway	2.94m x 1.96m & 8.84m x 1.03m	With tiled floor
Open Plan Kitchen/ Living/Dining	Kitchen/Dining Area 7.65m x 3.30m	Tiled floor, floor & eye level units, stainless steel sink, electric oven, hob and extractor fan. Tiled splashback. Sliding door to patio area.
	Dining Area 3.50m x 3.34m	Tiled floor, door to integral garage.
Guest W.C.	2.00m x 1.00m	Tiled floor, w.c., w.h.b., pump shower.
Sitting Room	5.57m x 3.78m	Carpet flooring, open fireplace. Feature triple aspect window.
Master Bedroom	4.28m x 3.62m	Carpet flooring, Triton T90z electric shower and w.c. with tiled splashback and vanity unit.
Bedroom 2	3.88m x 2.68m	Carpet flooring.
Bedroom 3	3.32m x 2.72m	Carpet flooring.
Family Bathroom	3.63m x 2.72m (max)	Tiled floor, w.c., w.h.b. with tiled splashback. Bathtub and Triton electric shower with tiled surround. Hotpress with dual immersion.
Bedroom 4	3.27m x 2.72m	Carpet flooring.
Integral Garage	5.55m x 3.62m	Roller door and door to rear garden. Plumbed for washing machine.

Total Floor Area: c. 161 sq.m. / 1,733 sq.ft (including integral garage)





Features

- Pedestrian link to Strand Road.
- Stone's throw to Rosslare Strand's 'Blue Flag' Beach.
- Surrounded by a host of amenities
- Presented in good condition throughout
- Private enclosed mature garden
- Granite south-west facing patio area.

Outside

- Concrete entrance driveway.
- Granite kerbing.
- Car port area (7.00m x 1.93m)
- Enclosed rear lawn.
- Three large fully-grown apple trees.
- Boiler house (2.14m x 1.98m) – new condenser boiler.

Services

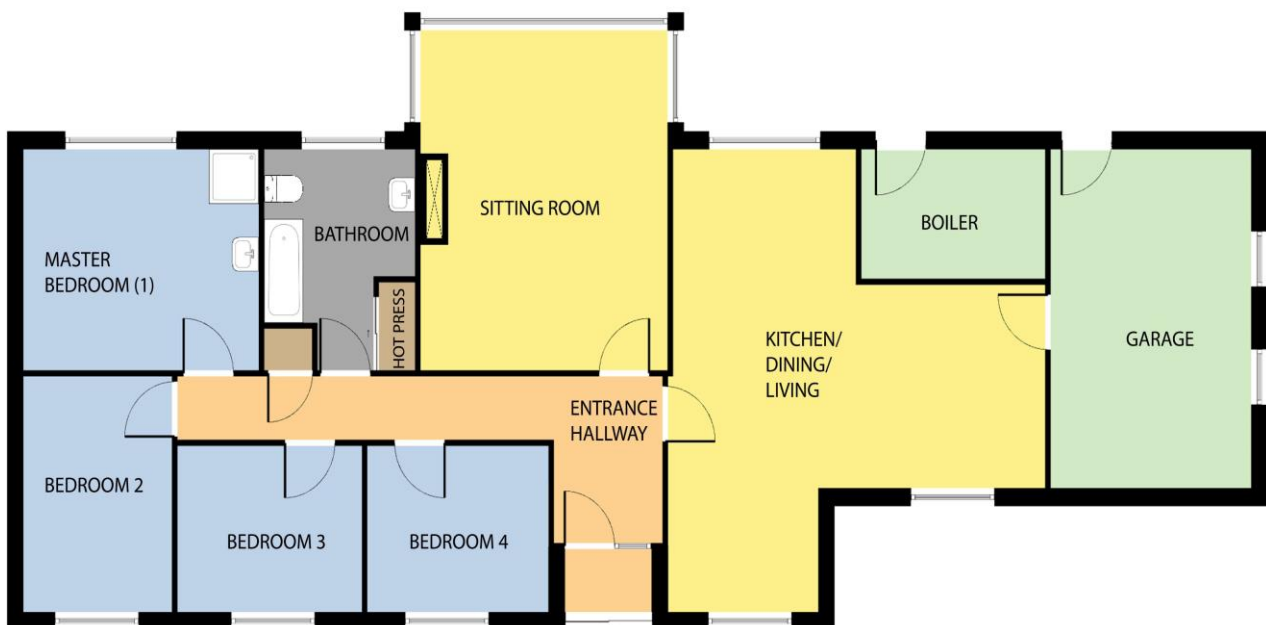
- Mains water
- Mains drainage
- OFCH

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: In Rosslare Strand proceed along the Strand Road until you come to Coast Hotel on the left hand side, turn left. The entrance to Grange Court is approximately 200m up here on the left. Proceed into Grange Court and Elmwood is just here on the right hand side (For Sale sign).

Eircode: Y35 DP27

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. 115191330
Energy Performance Indicator: 312.78 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