

FOR SALE

AMV: €395,000

File No. d173.BF



Suaimhneas, Bearlough, Rosslare Strand, Co. Wexford.

- Suaimhness is a charming 2 bedroomed cottage style residence with useful additional room at first floor level, located just at the start of The Burrow Road only a short stroll from the Rosslare Golf Club.
- The name 'Suaimhneas' means 'Tranquility' and this property certainly lives up to its name. It is a real hidden gem sitting on its own mature private site with mature boundaries offering immense privacy.
- Immense scope to modernise and extend the property if one so desired (SPP).
- The location here is really quite special – close enough to stroll down in the evening to a lovely restaurant for dinner and yet far enough away to enjoy the complete peace and tranquillity of this beautiful seaside resort.
- To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. on 053 9144393.



**Kehoe
& ASSOC.**

Suaimhneas, Bearlough, Rosslare Strand, Co. Wexford.

Charming 2 bedroomed cottage style residence with useful additional room at first floor level, located just at the start of The Burrow Road only a short stroll from the Rosslare Golf Club. You will be really spoilt for choice here, perfectly positioned for a morning walk down along The Burrow to enjoy all the natural beauty of this wonderful coastline. Take a short stroll along to sample the excellent hotels, pubs, restaurant, cafes and of course 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 and access to bus/rail services.

The name 'Suaimhneas' means 'Tranquility' and this property certainly lives up to its name. It is a real hidden gem sitting on its own mature private site with mature boundaries offering immense privacy. The rear garden is almost directly south facing with perfectly positioned patio area ideal for alfresco dining or a spot of sunbathing. The garden is laid out mainly in lawn for ease of maintenance with some simple cottage garden planting. Gravelled drive and forecourt with ample carparking.

Suaimhneas boasts character and charm well beyond its years, having only been built in the late 1990's. The design and layout was carefully planned with meticulous attention to detail and some lovely features including the bright red traditional cottage style half door, 2.6m high ceilings, beamed ceiling, feature brick fireplace with solid fuel stove and country style kitchen. The property has been well maintained over the years but does require some re-decoration and a little upgrading. The light filled accommodation is well laid out with interlinking reception rooms, 2 double bedrooms both ensuite, family bathroom and useful additional room at first floor level.

There is also immense scope to modernise and extend the property if one so desired (SPP). The location here is really quite special – close enough to stroll down in the evening to a lovely restaurant for dinner and yet far enough away to enjoy the complete peace and tranquillity of this beautiful seaside resort.

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



ACCOMMODATION

Entrance Porch	1.79m x 1.04m	With tiled floor and half door.
Sitting Room	5.04m x 5.02m	Open plan, with feature fireplace with solid fuel stove, beamed ceiling and double doors to living room.
Kitchen	3.85m x 4.12m	With excellent range of built-in floor and eye level units. Belfast sink, integrated hob, extractor, oven, dishwasher, granite worktop and tiled floor.
Bedroom 1	3.40m x 3.92m	With shower en-suite and built in wardrobe.
Ensuite	1.82m x 1.71m	With tiled shower stall with electric shower, tiled Floor w.h.b and w.c.
Bedroom 2	3.43m x 2.81m	With shower room ensuite.
Ensuite		With electric shower, part tiled wall w.h.b., w.c. and tiled floor.
Sunroom	3.79m x 2.88m	With tiled floor and sliding doors to the garden.
Utility Room	3.56m x 2.24m	With storage closet, plumbed for washing machine, stairs to First floor and tiled floor.
Bathroom	2.12m x 1.81m	With Power shower over bath , part tiled wall, tiled floors, w.h.b., and w.c.
First Floor		
Storage Room	3.90m x 1.35m	
Storage Room	3.37m x 1.34	With timber floor.
Room 3	5.54m x 3.73m	With vaulted ceiling, recessed lighting and timber floor.

Total Floor Area: c. 131.51 sq.m / 1,415 sq.ft.



Features

- Charming cottage style residence.
- Only a short stroll from all village amenities.
- Wexford's Premier Holiday Resort with a host of amenities on offer.
- Immense scope to extend (SPP).

Outside

- Very private south facing rear garden.
- Concreted patio area.
- Gravelled drive and forecourt.
- Barna shed.

Services

- Mains water
- Mains electricity
- Mains Drainage
- OFCH

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

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

DIRECTIONS: : Proceed along Strand Road with the beach on your right-hand side, passing Kelly's Resort Hotel on the right and the Coast Hotel on the left. Proceed down past the Rosslare Golf Club on the right and onto Burrow Road. Suaimhneas is the second house on the left-hand side.
For Sale Sign. Y35WK44





GROUND FLOOR



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.

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Building Energy Rating (BER): D2 BER No. 110538501
Energy Performance Indicator: 287.6 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. PRA No. 002141